



**Parkside View, Seacroft Leeds LS14 6FG**





**welcome to**

**Parkside View, Seacroft Leeds**

William H Brown are proud to present to the market this THREE bedroom SEMI--DETACHED house for sale now with REAR garden and porch to the FRONT; DRIVEWAY for OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us NOW on 0113 260 0945.



William H Brown are proud to present to the market this THREE bedroom SEMI--DETACHED house for sale now with REAR garden and porch to the FRONT; DRIVEWAY for OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us NOW on 0113 260 0945.

This property benefits from a welcoming entrance hallway leading to the guest W/C, lounge, kitchen and staircase to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, this property benefits from a low maintenance garden to the rear and to the front there is flagged porch. At the front of the property, there is parking space for two cars.

Ideally located, this property is in proximity to public transport links and nearby schools, making it perfect for families, couples, and investors alike. The convenience of the location cannot be understated, offering easy access to amenities while also providing a peaceful living environment. Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

### **Entrance Hall**

### **Guest W/C**

### **Lounge**

11' 6" x 13' 5" ( 3.51m x 4.09m )

### **Kitchen/Diner**

14' 8" x 8' 3" ( 4.47m x 2.51m )

### **Bedroom One**

8' 1" x 11' 6" ( 2.46m x 3.51m )

### **Bedroom Two**

7' 7" x 10' 1" ( 2.31m x 3.07m )

### **Bedroom Three**

6' 8" x 6' 8" ( 2.03m x 2.03m )

### **Bathroom**



***view this property online*** [williamhbrown.co.uk/Property/CGT109948](http://williamhbrown.co.uk/Property/CGT109948)



welcome to

## Parkside View, Seacroft Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- LOW MAINTENANCE GARDEN TO THE REAR
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: Exempt

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT109948](http://williamhbrown.co.uk/Property/CGT109948)



Property Ref:  
CGT109948 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**