



**Langbar Green, LEEDS LS14 5EF**



**welcome to**

**Langbar Green, LEEDS**

William H Brown is proud to present to the market this THREE bedroom END TERRACE house for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.





William H Brown is proud to present to the market this THREE bedroom END-TERRACE house for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

This property comprises in brief on the ground floor of a welcoming entrance hall giving access to the guest W/C, kitchen, lounge and staircase rising to the first floor. To the first floor there is a landing leading to three good size bedrooms and the house bathroom. Externally, to the front this property benefits from a graveled garden and walk way. Additionally, to the rear there is a lawn garden with concrete shed and a patio area perfect for summertime entertaining.

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**

### **Kitchen**

10' 8" x 9' 9" ( 3.25m x 2.97m )

### **Lounge**

10' 7" x 21' 4" ( 3.23m x 6.50m )

### **Guest W/C**

### **Bedroom One**

12' 7" x 11' 6" ( 3.84m x 3.51m )

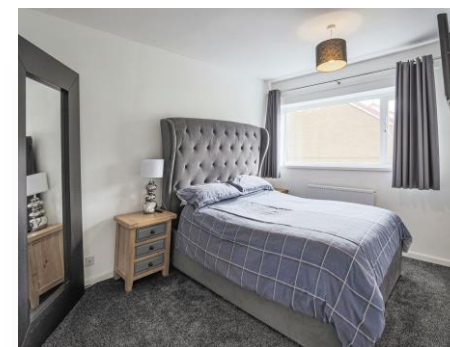
### **Bedroom Two**

9' 6" x 10' ( 2.90m x 3.05m )

### **Bedroom Three**

9' 8" x 8' 4" ( 2.95m x 2.54m )

### **Bathroom**



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welcome to

## Langbar Green, LEEDS

- END TERRACE HOUSE
- THREE BEDROOMS; INTEGRATED WARDROBES
- LOUNGE, KITCHEN, GUEST W/C
- FRONT AND REAR GARDENS
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109907 - 0002

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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.



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