



**York Road, Leeds LS14 6DY**



**welcome to**

**York Road, Leeds**

William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED house for sale now with THREE reception rooms, DRIVEWAY and GARAGE for OFF-STREET parking. Perfect for those looking for their forever family home. Call us now on 0113 2 50 0945.



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This property comprises in brief on the ground floor of a welcoming entrance hall giving access to the lounge, dining room, kitchen, conservatory and the staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms, bathroom and staircase to the second floor. To the second floor there is another bedroom and the second bathroom. Externally, to the front this property benefits from a large paved driveway providing off-street parking for multiple vehicles. Additionally, to the rear there is a garage with electrics and a paved garden; perfect for summertime entertaining.

## Ground Floor

### Entrance Hall

### Kitchen

7' 6" x 12' 4" ( 2.29m x 3.76m )

### Lounge

11' 1" x 16' 3" ( 3.38m x 4.95m )

### Dining Room

9' 8" x 9' ( 2.95m x 2.74m )

### Conservatory

9' 4" x 9' 8" ( 2.84m x 2.95m )

## First Floor

### Bedroom One

11' 1" x 13' 1" ( 3.38m x 3.99m )

### Bedroom Two

10' 8" x 9' 7" ( 3.25m x 2.92m )

### Bedroom Four

6' 5" x 7' 1" ( 1.96m x 2.16m )

### Bathroom One

## Second Floor

### Bedroom Three

15' 2" x 10' 8" ( 4.62m x 3.25m )

### Bathroom Two



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## welcome to York Road, Leeds

- SEMI-DETACHED HOUSE
- FOUR BEDROOMS; TWO BATHROOMS
- THREE RECEPTION ROOMS; THREE FLOORS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

# £295,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT109898 - 0006

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](https://www.williamhbrown.co.uk)**