



Sledmere Lane, Leeds LS14 5DR

welcome to

Sledmere Lane, Leeds

William H Brown is proud to present to the market this THREE bedroom END-TERRACE house for sale now. This property has renovation potential throughout and is need of modernisation, perfect opportunity for investors or those looking for a renovation project. Call us now on 0113 260 0945.



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This property benefits in brief on the ground floor; entrance hall giving access to the lounge, dining room, kitchen, garden room, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the shower room. Externally, to the front and side there is a low maintenance garden which is part lawn and part paved with driveway providing off-street parking. Additionally, to the rear there is another low maintenance flagged garden with brick built outhouse benefiting from power which is a verasile space and can be converted into a playroom. work space/office etc. This property is opposite a large open tranquil green space.

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

Lounge/Dining Room

22' 2" x 11' (6.76m x 3.35m)

Kitchen

10' x 10' 7" (3.05m x 3.23m)

Garden Room

16' 6" x 7' 5" (5.03m x 2.26m)

Guest W/C

Bedroom One

13' 2" x 11' 7" (4.01m x 3.53m)

Bedroom Two

9' 9" x 10' 1" (2.97m x 3.07m)

Bedroom Three

10' x 8' 7" (3.05m x 2.62m)

Shower Room



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welcome to

Sledmere Lane, Leeds

- RENOVATION POTENTIAL THROUGHOUT
- END-TERRACE HOUSE
- THREE BEDROOMS
- THREE RECEPTION ROOM; GARDEN ROOM
- DRIVEWAY TO THE REAR

Tenure: Freehold EPC Rating: D

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109916 - 0003

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.



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