



Brooklands Lane, LEEDS LS14 6PZ



welcome to

Brooklands Lane, LEEDS

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED house for sale now. Viewings are highly recommended to appreciate this property with little to no work needed throughout this property is perfect for first time buyers looking for a house to make a home.



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This property comprises on the ground floor of a welcoming entrance hall giving access to the lounge, kitchen and staircase rising to the first floor. To the first floor there is a landing leading to two bedrooms and the shower room. Externally, to the front there is low maintenance garden and to the ear there is a raised lawn area and a flagged area creating a lovely patio area 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

Lounge

10' 5" x 18' 5" (3.17m x 5.61m)

Kitchen

13' 8" x 12' 7" (4.17m x 3.84m)

Bedroom One

9' 6" x 15' 4" (2.90m x 4.67m)

Bedroom Two

8' 7" x 15' 4" (2.62m x 4.67m)

Shower Room



view this property online williamhbrown.co.uk/Property/CGT109989



welcome to

Brooklands Lane, LEEDS

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- BEAUTIFULLY MODERNISED THROUGHOUT
- FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: Awaiting

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109989](https://www.williamhbrown.co.uk/Property/CGT109989)



Property Ref:
CGT109989 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



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