

Skelwith Walk, Leeds LS14 6SU







welcome to

Skelwith Walk, Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now. This property benefits from a large DRIVEWAY to the front providing OFF-STREET parking for multiple vehicles and a garden to the rear. Viewings are highly recommended, call us now on 0113 260 0945.





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This property comprises on the ground floor; entrance hallway leading to the lounge, dining room, kitchen, utility room 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 driveway to the front providing off-street parking. Additionally, to the rear there is a spacious garden with shed for additional external storage

Please note- This property was originally built as a five bedroom house. Vendors currently use as three bedrooms however there is potential to convert back to five bedrooms.

LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Minutes from Asda Killingbeck Shopping Park. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

Entrance Hall

Lounge

14' 5" x 11' 2" (4.39m x 3.40m)

Diner

7' 2" x 8' 9" (2.18m x 2.67m)

Kitchen

7' 11" x 14' 6" (2.41m x 4.42m)

Utility Room

6' 4" x 7' 3" (1.93m x 2.21m)

Bedroom One

14' 6" x 9' (4.42m x 2.74m)

Bedroom Two

14' 5" x 9' 4" (4.39m x 2.84m)

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Bathroom











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- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 2 RECEPTION ROOMS; UTILITY ROOM
- OFF-STREET PARKING; DRIVEWAY
- GARDEN TO THE REAR

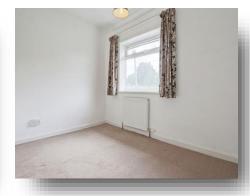
Tenure: Freehold EPC Rating: D

offers over

£195,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109993



Property Ref: CGT109993 - 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.





0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk

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.