



Hertford Close, Leeds LS15 9ER



welcome to

Hertford Close, Leeds

William H Brown is proud to present to the market this THREE bedroom DETACHED house situated in a cul-de-sac in a popular location. This property may be of particular interest to FTB looking to make a house a home and INVESTORS. Viewings are highly recommended, call us now on 0113 260 0945.



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This property comprises in brief on the ground floor; welcoming entrance hall giving access to the lounge, kitchen/diner and staircase 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 there is a driveway providing off-street parking. Additionally, to the rear there is a fully enclosed garden and garage at the side.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants, gym, and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route. Crossgates offers a train station and good bus routes to the city and surrounding areas.

Entrance Hall

Kitchen/Diner

Lounge

Bedroom One

Bedroom Two

Bedroom Three

Bathroom



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welcome to

Hertford Close, Leeds

- DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER AND LOUNGE
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- GARDEN TO THE REAR

Tenure: Freehold EPC Rating: D

£265,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109966](https://www.williamhbrown.co.uk/Property/CGT109966)



Property Ref:
CGT109966 - 0004

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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