



Elm Drive, LEEDS LS14 6FQ



welcome to

Elm Drive, LEEDS

William H Brown is proud to present to the market this THREE bedroom DETACHED house for sale now. This property benefits from a LOUNGE/DINER, EN-SUITE, DRIVEWAY and GARAGE, NO CHAIN. This property is perfect for families looking for their forever home, call us on 0113 260 0945.



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This beautiful much loved family home is perfect for those looking to up-size into their forever family home, with little to no work needed this property is ready to move into. The ground floor comprises; entrance porch giving access to the kitchen, open plan lounge/dining room, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms; one with en-suite, family bathroom. Externally, this property benefits from off-street parking to the front with a driveway and garage. To the rear, there is a low maintenance south facing landscaped garden benefiting from a patio area; perfect 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 Porch

Kitchen

11' 5" max x 13' 7" max (3.48m max x 4.14m max)

Lounge/Dining Room

20' 7" max x 11' 6" max (6.27m max x 3.51m max)

Guest W/C

Bedroom One; En-Suite

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Bedroom Two

11' 7" max x 7' 9" max (3.53m max x 2.36m max)

Bedroom Three

8' 6" max x 11' 3" (2.59m max x 3.43m)

Bathroom



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- NO CHAIN
- DETACHED HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- OPEN PLAN LOUNGE AND DINING ROOM; GUEST W/C
- OFF-STREET PARKING; GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: C

offers over
£295,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110183 - 0009

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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