



Rockingham Close, LEEDS LS15 8UJ



welcome to

Rockingham Close, LEEDS

William H Brown is proud to present to the market this TWO bedroom DETACHED BUNGALOW for sale now. This property has been well maintained and much loved by previous owners. THREE RECEPTION ROOMS, UTILITY ROOM, DRIVEWAY, GARAGE, FRONT AND REAR GARDENS. Call us now on 0113 260 0945.



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This bungalow has been much loved by previous owners and is well maintained throughout, with three reception rooms this property is spacious throughout and provides a calm and warming feeling throughout; perfect for relaxation after a long day. This property comprises in brief on the ground floor; entrance hall giving access to the lounge, diner, kitchen, conservatory, two good size bedrooms and the house bathroom. To the front there is a lawn garden, driveway and garage providing off-street parking. To the rear, this property benefits from a spacious garden which is part lawn and part flagged; perfect for summer time entertaining. Additionally, there is a garage with an utility room to the rear.

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 and a cinema. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.



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Entrance Hall

Lounge

15' 3" x 19' (4.65m x 5.79m)

Dining Room

8' x 15' 6" (2.44m x 4.72m)

Kitchen

17' 8" x 7' 7" (5.38m x 2.31m)

Conservatory

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom One

12' 8" x 9' 6" (3.86m x 2.90m)

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

Bathroom

Garage

Utility Room

8' 4" x 8' 6" (2.54m x 2.59m)



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Rockingham Close, LEEDS

- DETACHED BUNGALOW
- TWO BEDROOMS; FITTED WARDROBES
- THREE RECEPTION ROOMS; CONSERVATORY
- UTILITY ROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110151 - 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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