



Poole Mount, Leeds LS15 7TP

welcome to

Poole Mount, Leeds

William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED corner plot house. This beautiful and spacious property is perfect for those looking to up-size into their forever family home. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property comprises in brief on the ground floor; entrance hall giving access to the open plan lounge and kitchen, conservatory, bedroom two, shower room and staircase to the first floor. To the first floor, there is a landing leading to three bedrooms and the family bathroom. Externally, to the front there is a large and spacious paved driveway providing off-street parking for multiple vehicles with a lawn space to the side. Additionally, to the rear there is a lovely low maintenance fully enclosed lawn garden with patio area; perfect for summertime entertaining.

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. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton.

Ground Floor

Kitchen

15' 9" x 9' 2" (4.80m x 2.79m)

Lounge

16' 5" x 13' 5" (5.00m x 4.09m)

Conservatory

Bedroom Two

12' x 7' 7" (3.66m x 2.31m)

Shower Room

First Floor

Bedroom One

12' 6" x 12' 10" (3.81m x 3.91m)

Bedroom Three

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom Four

6' 4" x 10' (1.93m x 3.05m)

Bathroom



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Poole Mount, Leeds

- SEMI-DETACHED CORNER PLOT HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN AND LOUNGE
- SHOWER ROOM AND FAMILY BATHROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: D

offers over

£274,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110178 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk