



Laurel Hill View, Leeds LS15 9EN



welcome to

Laurel Hill View, Leeds

William H Brown are proud to present to the market this **STYLISH** three bedroom link detached **MODERN** family home renovated to a **HIGH STANDARD** throughout. This property will not be on the market long, call today to arrange your viewing! Call us now on 0113 260 0945!!



William H Brown are proud to present to the market this **STYLISH** three bedroom link detached **MODERN** family home renovated to a **HIGH STANDARD** throughout. This property will not be on the market long, call today to arrange your viewing! Call us now on 0113 260 0945!!

This property compromises on the ground floor entrance hall giving access to a modern living room, new kitchen/diner completed to a high standard. To the first floor there is a landing walk away leading to three good sized bedrooms and a family bathroom. Externally, there is a small lawn garden with a hedge boarder with a garage to the side of the property, to the rear there is a lawn warn also with a hedge boarder.

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

Lounge

9' 6" x 15' 8" (2.90m x 4.78m)

Kitchen/Diner

14' 6" x 9' 6" (4.42m x 2.90m)

Bedroom One

11' 3" x 8' 4" (3.43m x 2.54m)

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom Three

7' 4" x 5' 11" (2.24m x 1.80m)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110128



welcome to

Laurel Hill View, Leeds

- DETACHED HOUSE
- THREE BEDROOMS
- OFF-FREET PARKING; GARAGE
- MODERN AND STYLISH THROUGHOUT
- WELL MAINTAINED

Tenure: Freehold EPC Rating: D

offers over

£265,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110128](https://www.williamhbrown.co.uk/Property/CGT110128)



Property Ref:
CGT110128 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)