



Pennwell Garth, Leeds LS14 5NZ



welcome to

Pennwell Garth, Leeds

William H Brown is proud to present to the market this THREE bedroom DETACHED house for sale now. This property is perfect for those looking to up-size into a ready to move into home. Viewings are highly recommended to appreciate this well maintained property, call us now on 0113 260 0945.



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This property comprises in brief on the ground floor; porch giving access to the study room, lounge, kitchen/diner, utility room, garden 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, bathroom and a storage board. Externally, to the front this property benefits from a driveway to the front providing off-street parking. Additionally, to the rear there is a fully enclosed low maintenance garden with 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

Lounge

16' 1" x 10' 4" (4.90m x 3.15m)

Kitchen/Diner

18' 9" x 7' 9" (5.71m x 2.36m)

Garden Room

9' 2" x 7' 8" (2.79m x 2.34m)

Study Room

8' 3" x 7' 7" (2.51m x 2.31m)

Utiltiy Room

7' 7" x 4' 3" (2.31m x 1.30m)

Guest W/C

Bedroom One; En-Suite

13' 8" x 9' 4" (4.17m x 2.84m)

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Bedroom Three

9' 8" x 7' 10" (2.95m x 2.39m)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT109223



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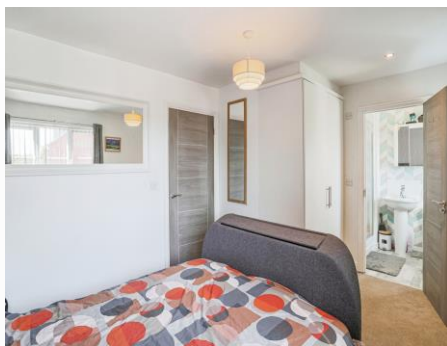
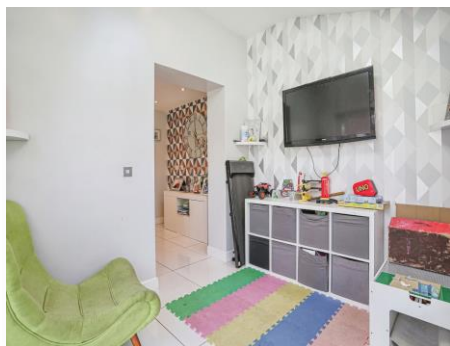
Pennwell Garth, Leeds

- DETACHED HOUSE
- THREE BEDROOMS; FITTED WARDROBES
- GUEST W/C, FAMILY BATHROOM, EN-SUITE
- STUDY ROOM, UTILITY ROOM, GARDEN ROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: Awaiting

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109223



Property Ref:
CGT109223 - 0002

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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