



The Orchards, Crossgates Leeds LS15 7NH

welcome to

The Orchards, Crossgates Leeds

William H Brown is proud to present to the market this FOUR bedroom END-TERRACE house for sale NOW. This property benefits from THREE floors and a CELLAR, DRIVEWAY and expansive GARDEN to the REAR. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



William H Brown is proud to present to the market this FOUR bedroom END-TERRACE house for sale NOW. This property benefits from THREE floors and a CELLAR, DRIVEWAY and expansive GARDEN to the REAR. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

This property comprises in brief on the ground floor; welcoming entrance porch giving access to the kitchen, lounge, gardenroom, staircase to the cellar and staircase rising to the first floor. To the first floor there is a master bedroom and small double bedroom, shower room and staircase rising to the second floor. To the second floor there is another two double bedrooms. Externally, to the front there is a paved double driveway providing off-street parking. To the rear

there is an expansive garden with an outbuilding with power; 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 and the Springs at Thorpe Park. 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.



view this property online williamhbrown.co.uk/Property/CGT110054



Cellar

Ground Floor

Kitchen

14' 5" x 12' 5" (4.39m x 3.78m)

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

Garden Room

First Floor

Bedroom One

14' 7" x 12' 3" (4.45m x 3.73m)

Bedroom Four

8' 9" x 8' 4" (2.67m x 2.54m)

Shower Room

Second Floor

Bedroom Two

14' 6" x 13' 7" (4.42m x 4.14m)

Bedroom Three

12' 2" x 14' 6" (3.71m x 4.42m)



welcome to

The Orchards, Crossgates Leeds

- END-TERRACE HOUSE
- FOUR GOOD SIZE BEDROOMS
- THREE FLOORS AND A CELLAR
- GARDEN ROOM
- OFF-STREET PARKING; DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110054



Property Ref:
CGT110054 - 0003

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