



**Lilac Court, LEEDS LS14 6GQ**



**welcome to**

**Lilac Court, LEEDS**

William H Brown is proud to present to the market this FOUR bedroom MID TOWN HOUSE for sale now. This BEAUTIFUL home is perfect for growing families and those looking to up-size. OPEN PLAN KITCHEN/DINER/FAMILY ROOM, MASTER BEDROOM WITH EN-SUITE, REAR GARDEN, GARAGE. Viewings are highly recommended!!





William H Brown is proud to present to the market this FOUR bedroom MID TOWN HOUSE for sale now. This BEAUTIFUL home is perfect for growing families and those looking to up-size. OPEN PLAN KITCHEN/DINER/FAMILY ROOM, MASTER BEDROOM WITH EN-SUITE, REAR GARDEN, GARAGE. Viewings are highly recommended!!

This property is well maintained throughout and has been much loved by previous owners. Comprising in brief on the ground floor; welcoming entrance hall giving access to the open plan kitchen/diner/family room, guest W/C and staircase leading to the first floor. To the first floor there is a landing leading to the lounge, two bedrooms, family bathroom, staircase rising to the second floor. To the second floor there is the master bedroom with en-suite and bedroom two. Externally, to the front there is a gated private small front garden and to the rear there is a fitted garden kitchen including lighting and multiple electrical points; perfect for summertime entertaining. Additionally, there is a garage providing off-street parking.

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.



**view this property online** [williamhbrown.co.uk/Property/CGT110304](http://williamhbrown.co.uk/Property/CGT110304)



## Entrance Hall

## Kitchen/Diner/Family Room

16' 7" x 27' 2" ( 5.05m x 8.28m )

## Guest W/C

## First Floor

## Lounge

10' x 16' 8" ( 3.05m x 5.08m )

## Bedroom Three

14' 8" x 10' 2" ( 4.47m x 3.10m )

## Bedroom Four

9' 9" x 16' 8" ( 2.97m x 5.08m )

## Bathroom

## Second Floor

## Master Bedroom; En-Suite

8' 2" x 9' 8" ( 2.49m x 2.95m )

## Bedroom Two

8' 5" x 9' 8" ( 2.57m x 2.95m )



welcome to

## Lilac Court, LEEDS

- MID TOWN HOUSE; THREE FLOORS
- FOUR BEDROOMS; ONE EN-SUITE
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- GUEST W/C, BATHROOM, EN-SUITE
- GARDEN TO THE REAR

Tenure: Freehold EPC Rating: Awaiting

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT110304](https://www.williamhbrown.co.uk/Property/CGT110304)



Property Ref:  
CGT110304 - 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](mailto:Crossgates@williamhbrown.co.uk)



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



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