



Southwood Road, Leeds LS14 5AR



welcome to

Southwood Road, Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale. This property benefits from a KITCHEN, LOUNGE, DINING ROOM, CONSERVATORY, GUEST W/C. Viewings are highly recommended to appreciate this lovely family home. 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 lounge, kitchen, dining room, conservatory, guest w/c and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms; two with fitted wardrobes and the shower room. Externally, to the front there is a garden with driveway providing off-street parking. To the rear there is a astroturf garden with decking area; perfect for summertime entertaining. A real highlight to the rear garden is the garden house which houses a fully working hot tub.

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.

Please note- This property is a non-standard construction type. Please seek finical advice before proceeding.

Entrance Hall

Lounge

11' 2" x 15' 4" (3.40m x 4.67m)

Kitchen

7' 7" x 14' 5" (2.31m x 4.39m)

Dining Room

4' 5" x 10' 9" (1.35m x 3.28m)

Conservatory

8' 8" x 8' 8" (2.64m x 2.64m)

Guest W/C

First Floor

Bedroom One

8' 8" x 13' (2.64m x 3.96m)

Bedroom Two

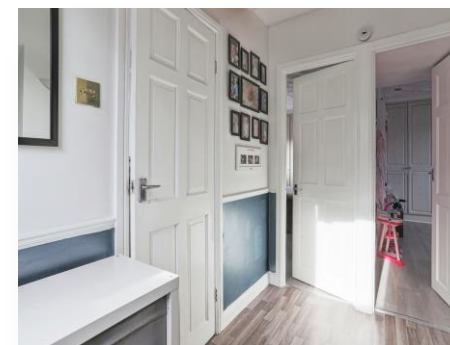
9' 2" x 10' 9" (2.79m x 3.28m)

Bedroom Three

8' 2" x 8' 8" (2.49m x 2.64m)

Shower Room

Attic



view this property online williamhbrown.co.uk/Property/CGT110321



welcome to

Southwood Road, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; FITTED WARDROBES
- THREE RECEPTION ROOMS; LOUNGE, DINING ROOM, CONSERVATORY
- GUEST W/C
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110321](https://www.williamhbrown.co.uk/Property/CGT110321)



Property Ref:
CGT110321 - 0005

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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