



Lambrigg Crescent, Leeds LS14 6JH



welcome to

Lambrigg Crescent, Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house. This property is perfect for growing families looking to up-size, modernised and well maintained throughout. Viewings are highly recommended to appreciate this family home.



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This property comprises in brief on the ground floor; welcoming entrance hall giving access to the lounge, kitchen and staircase rising to the first floor. To the first floor there is landing leading to two bedrooms, family bathroom and staircase rising to the second floor. To the second floor there is bedroom one. Externally, to the front there is a large paved driveway providing off-street parking for multiple vehicles. To the rear, there is a lovely well maintained garden with patio and decking; perfect for summertime entertaining. Additionally, to the rear there is a children's play area which is fully enclosed and a garage.

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.

Ground Floor

Lounge

10' 5" x 18' 7" (3.17m x 5.66m)

Kitchen

9' 9" x 12' 5" (2.97m x 3.78m)

First Floor

Bedroom Two

14' 9" x 9' 5" (4.50m x 2.87m)

Bedroom Three

14' 9" x 8' 8" (4.50m x 2.64m)

Bathroom

Second Floor

Bedroom One

21' 1" x 10' 5" (6.43m x 3.17m)



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welcome to

Lambrigg Crescent, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; FITTED WARDROBES
- MODERNISED AND WELL MAINTAINED THROUGHOUT
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- GARDEN TO THE REAR; CHILDREN'S PLAY AREA

Tenure: Freehold EPC Rating: Awaited

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110347 - 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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