



Vinery Street, Leeds LS9 9LS

welcome to

Vinery Street, Leeds

William H Brown is proud to present to the market this TWO bedroom MID-TERRACE house for sale now. This property has FOUR floors and benefits from a YARD to the FRONT. Viewings are highly recommended to appreciate this potential this property has, call us now on 0113 260 0945.



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This property comprises in brief: lower ground floor being the kitchen/diner with store room and staircase leading to the ground floor. Ground floor lounge, diner and staircase rising to the first floor. To the first floor there is bedroom one, bathroom and staircase rising to the second floor. To the second floor there is bedroom two. Externally, to the front of this property benefits from a yard which is mainly paved.

Located within close proximity to Leeds City Centre and excellent transport links to the A1, M1 and M62, a great location for commuters. Early viewing is highly recommended. Shops nearby, close proximity to schools and multiple bus routes for quick access to Leeds city and beyond. Easy access to motorways and the A64.

Lower Ground Floor

Kitchen/Diner

12' 4" MAX x 13' 8" MAX (3.76m MAX x 4.17m MAX)

Store Room

Ground Floor

Lounge

13' 9" MAX x 12' 4" MAX (4.19m MAX x 3.76m MAX)

Dining Room

10' 6" MAX x 5' 5" MAX (3.20m MAX x 1.65m MAX)

First Floor

Bedroom One

13' 9" MAX x 10' MAX (4.19m MAX x 3.05m MAX)

Bathroom

Second Floor

Bedroom Two

13' 9" MAX x 11' 6" MAX (4.19m MAX x 3.51m MAX)



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welcome to

Vinery Street, Leeds

- MID-TERRACE HOUSE
- TWO BEDROOMS
- FOUR FLOORS
- LOUNGE AND DINING ROOM
- YARD TO THE FRONT

Tenure: Freehold EPC Rating: E

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110302 - 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.



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