



Baildon Walk, LEEDS LS14 2BW



welcome to

Baildon Walk, LEEDS

William H Brown is proud to present to the market this THREE bedroom END-TERRACE house for sale now. Viewings are highly recommended to appreciate this property, 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, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, there are paved gardens to the front and rear, and a large driveway providing off-street parking for multiple vehicles.

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

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.

Entrance Hall

Lounge

11' MAX x 21' 9" MAX (3.35m MAX x 6.63m MAX)

Kitchen

10' 6" MAX x 10' 1" MAX (3.20m MAX x 3.07m MAX)

Guest W/C

First Floor

Bedroom One

10' 1" MAX x 12' 9" MAX (3.07m MAX x 3.89m MAX)

Bedroom Two

9' 4" MAX x 9' 8" MAX (2.84m MAX x 2.95m MAX)

Bedroom Three

10' 1" MAX x 8' 6" MAX (3.07m MAX x 2.59m MAX)

Bathroom



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Baildon Walk, LEEDS

- END-TERRACE HOUSE; CORNER PLOT
- THREE BEDROOMS; INTEGRATED STORAGE
- LOUNGE/DINING ROOM
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110387 - 0006

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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