



Hollyshaw Lane, LEEDS LS15 7BA



welcome to

Hollyshaw Lane, LEEDS

William H Brown is proud to present to the market this TWO bedroom DETACHED BUNGALOW for sale now. This property is set to appeal to those looking for their forever home. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



William H Brown is proud to present to the market this TWO bedroom DETACHED BUNGALOW for sale now. This property is set to appeal to those looking for their forever home. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

This property comprises in brief on the ground floor; welcoming entrance hall giving access to the lounge, kitchen, utility room with staircase rising to the first floor attic room, bedroom one, bedroom two and the family bathroom. To the first floor there is the attic room which provides a versatile space. Externally, this property benefits from gardens to the front and rear. Additionally, there is a driveway and double garage providing off-street parking. Access to the cellar via the external door to the side of the property.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre.

Cellar

Ground Floor

Entrance Hall

Lounge

13' 3" MAX x 12' 2" MAX (4.04m MAX x 3.71m MAX)

Kitchen

8' 9" MAX x 9' 2" MAX (2.67m MAX x 2.79m MAX)

Utility Room

Bedroom One

12' 2" MAX x 9' MAX (3.71m MAX x 2.74m MAX)

Bedroom Two

12' 2" MAX x 9' 5" MAX (3.71m MAX x 2.87m MAX)

Bathroom

First Floor

Attic Room



view this property online williamhbrown.co.uk/Property/CGT110285



welcome to

Hollyshaw Lane, LEEDS

- NO CHAIN
- DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE/KITCHEN/UTILITY ROOM
- LOWER GROUND CELLAR

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110285



Property Ref:
CGT110285 - 0010

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



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



williamhbrown.co.uk