



Baildon Path, LEEDS LS14 2AX



welcome to

Baildon Path, LEEDS

William H Brown is proud to present this THREE bedroom MID-TERRACE house for sale now. This property is renovated to HIGH STANDARDS throughout, FRONT and REAR GARDENS, OUTHOUSE to the REAR housing a HOT TUB. 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; welcoming entrance hall giving access to the open plan lounge and dining room, kitchen, guest W/C with utility area and staircase rising to the first floor. To the first floor there is a landing leading to three good size bedrooms and the family bathroom. Externally, to the front there is a paved garden with patio area and to the rear there is a fully enclosed low maintenance paved garden. Additionally, to the rear there is a outhouse which houses an outdoor hot tub; perfect for those seeking tranquility and relaxation.

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/Dining Room

21' 10" MAX x 10' 10" MAX (6.65m MAX x 3.30m MAX)

Kitchen

9' 11" MAX x 10' 7" MAX (3.02m MAX x 3.23m MAX)

Guest W/C; Utility Area

First Floor

Bedroom One

13' MAX x 10' 3" MAX (3.96m MAX x 3.12m MAX)

Bedroom Two

10' 2" MAX x 8' 8" MAX (3.10m MAX x 2.64m MAX)

Bedroom Three

9' 5" MAX x 9' 8" MAX (2.87m MAX x 2.95m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110338



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Baildon Path, LEEDS

- MID-TERRACE HOUSE
- THREE BEDROOMS; FITTED WARDROBES
- OPEN PLAN LOUNGE AND DINING ROOM
- GUEST W/C WITH UTILITY AREA
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110338 - 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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