



**Kingswear Grove, Leeds LS15 8PL**



**welcome to**

**Kingswear Grove, Leeds**

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED BUGNLOW for sale now. This property benefits from a LOUNGE, OPEN PLAN KITCHEN AND DINING ROOM, OFF-STREET PARKING. Viewings are highly recommended, call us now on 0113 260 0945.



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This property comprises in brief; ground floor welcoming entrance hall giving access to the lounge, kitchen and dining room, two bedrooms, conservatory and shower room. Externally, there are garden to the front and rear, and driveway providing off-street parking.

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. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

Please note=- It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. Please call us for more details regarding this.



**view this property online** [williamhbrown.co.uk/Property/CGT110467](http://williamhbrown.co.uk/Property/CGT110467)



## Ground Floor

### Lounge

11' 8" MAX x 17' 5" MAX ( 3.56m MAX x 5.31m MAX )

### Kitchen And Dining Room

14' 6" MAX x 9' 5" MAX ( 4.42m MAX x 2.87m MAX )

### Bedroom One

11' 8" MAX x 11' 8" MAX ( 3.56m MAX x 3.56m MAX )

### Bedroom Two

7' 2" MAX x 11' 9" MAX ( 2.18m MAX x 3.58m MAX )

### Conservatory

6' 8" MAX x 5' 4" MAX ( 2.03m MAX x 1.63m MAX )

### Shower Room



welcome to

## Kingswear Grove, Leeds

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- CONSERVATORY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110467 - 0004

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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