



**Eastwood Lane, Leeds LS14 5HS**



**welcome to**

**Eastwood Lane, Leeds**

William H Brown is proud to present to the market this THREE bedroom MID-TERRACE house for sale NOW. This property is perfect for COUPLES and FAMILIES, renovate to high standards throughout and well maintained Viewings are highly recommended to appreciate this property, call us now.



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This property comprises on the ground floor; welcoming entrance hall giving access to the lounge, kitchen, dining room and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, to the front there is fully enclosed paved garden. Additionally, to the rear there is a multi-level garden which is part lawn with a paved patio; perfect for summertime entertaining.

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.

## Ground Floor

### Lounge

8' 9" MAX x 19' 7" MAX ( 2.67m MAX x 5.97m MAX )

### Kitchen

7' 3" MAX x 12' 4" MAX ( 2.21m MAX x 3.76m MAX )

### Dining Room

13' 7" MAX x 7' 9" MAX ( 4.14m MAX x 2.36m MAX )

## First Floor

### Bedroom One

9' 8" MAX x 12' 3" MAX ( 2.95m MAX x 3.73m MAX )

### Bedroom Two

8' 1" MAX x 7' 3" MAX ( 2.46m MAX x 2.21m MAX )

### Bedroom Three

8' 1" MAX x 8' 2" MAX ( 2.46m MAX x 2.49m MAX )

### Bathroom



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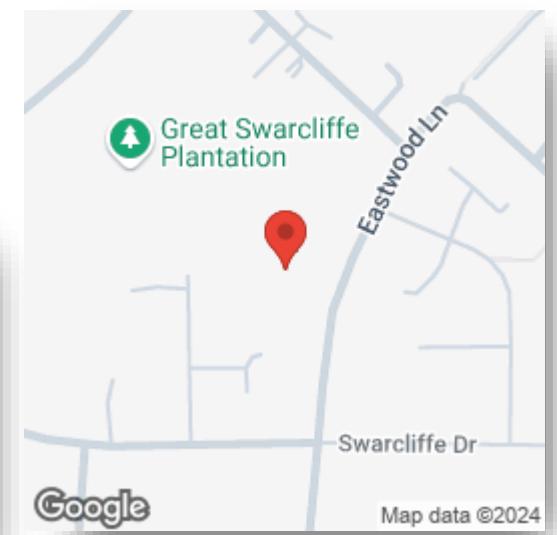


welcome to  
**Eastwood Lane, Leeds**

- MID-TERRACE
- THREE BEDROOMS
- LOUNGE/KITCHEN/DINING ROOM
- RENOVATED TO HIGH STANDARDS THROUGHOUT
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

**£190,000**



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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.



Property Ref:  
CGT110087 - 0002

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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