



**York Road, LEEDS LS14 6JS**





**welcome to**

**York Road, LEEDS**

A beautifully presented three-bedroom end-terrace home, offering a spacious and well-designed layout. Featuring a bright lounge/diner, kitchen, and a well-maintained front and rear garden, this property is perfect for families and first-time buyers alike. Call us now on 0113 260 0945.



Welcome to this charming three-bedroom end-terrace home, offering a thoughtfully designed layout and a wonderful combination of comfort and convenience. Upon entering, you are greeted by a welcoming hallway, leading into a spacious lounge/diner with ample natural light, creating a warm and inviting atmosphere. The kitchen, positioned at the rear, is well-equipped with wall and base units, providing plenty of space for cooking and storage. Upstairs, the first floor boasts three well-proportioned bedrooms. Bedroom 1 and 2 are generous double rooms, while bedroom 3 offers a comfortable space ideal for children, guests, or a home office. A bathroom completes the upper floor, featuring a shower, toilet, and sink. Externally, the property benefits from a beautifully maintained front garden with a paved pathway leading to the entrance, while the rear garden provides a private outdoor space, perfect for relaxing or entertaining. Additionally, there is a garage en-block with parking space providing off-street parking to the rear of the property.

Please Note- The sale of this Property will be subject to Grant of Representation from the Probate Registry. We ask that interested parties seek guidance as to the potential time frames involved for this purchase with their Conveyancer.

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.

## First Floor

### Louinge/Dining Room

27' 5" MAX x 12' 3" MAX ( 8.36m MAX x 3.73m MAX )

### Kitchen

7' 1" MAX x 11' 11" MAX ( 2.16m MAX x 3.63m MAX )

## First Floor

### Bedroom One

7' 8" MAX x 13' 7" MAX ( 2.34m MAX x 4.14m MAX )

### Bedroom Two

8' 7" MAX x 13' 6" MAX ( 2.62m MAX x 4.11m MAX )

### Bedroom Three

7' 3" MAX x 8' 9" MAX ( 2.21m MAX x 2.67m MAX )

### Bathroom



***view this property online*** [williamhbrown.co.uk/Property/CGT110552](http://williamhbrown.co.uk/Property/CGT110552)



## welcome to York Road, LEEDS

- End-terrace three-bedroom home
- Spacious lounge/diner
- Three well-sized bedrooms
- Private front and rear gardens
- Off-street parking; garage en-block and parking space

Tenure: Freehold EPC Rating: D

offers over

# £200,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT110552](http://williamhbrown.co.uk/Property/CGT110552)



Property Ref:  
CGT110552 - 0007

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](mailto:Crossgates@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**