



**St. Mathew Way, Leeds LS14 5QU**



**welcome to**

**St. Mathew Way, Leeds**

William H Brown is proud to present to the market this THREE bedroom END-TERRACE TOWN house for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945 to secure your slot.



William H Brown is proud to present to the market this THREE bedroom END -TERRACE TOWN house for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945 to secure your slot.

This property comprises in brief; ground floor entrance hall giving access to the kitchen, lounge, W/C and staircase rising to the first floor. To the first floor there is two bedrooms, family bathroom and staircase rising to the second floor. to the second floor there is the master bedroom with en-suite.

LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Minutes from Asda Killingbeck Shopping Park. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

## Ground Floor

### Kitchen

10' MAX x 6' 3" MAX ( 3.05m MAX x 1.91m MAX )

### Lounge

15' 3" MAX x 13' 6" MAX ( 4.65m MAX x 4.11m MAX )

### Guest W/C

## First Floor

### Bedroom Two

13' 6" MAX x 9' 6" MAX ( 4.11m MAX x 2.90m MAX )

### Bedroom Three

13' 5" MAX x 8' 6" MAX ( 4.09m MAX x 2.59m MAX )

### Bathroom

## Second Floor

### Bedroom One; En-Suite

22' 11" MAX x 10' MAX ( 6.99m MAX x 3.05m MAX )



**view this property online** [williamhbrown.co.uk/Property/CGT110654](http://williamhbrown.co.uk/Property/CGT110654)





**welcome to**

## **St. Mathew Way, Leeds**

- END-TERRACE TOWN HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- GUEST W/C AND FAMILY BATHROOM
- THREE FLOORS
- OFF-STREET PARKING; GARAGE

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT110654](https://williamhbrown.co.uk/Property/CGT110654)



Property Ref:  
CGT110654 - 0006

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](https://williamhbrown.co.uk)**