



Laurel Hill Avenue, Leeds LS15 9EQ



welcome to

Laurel Hill Avenue, Leeds

William H Brown is proud to present to the market this FOUR bedroom EXTENDED LINK-DETACHED HOUSE for sale now. This property benefits from LARGE KITCHEN/DINER, FOUR BEDROOMS, HOME OFFICE, FRONT AND REAR GARDENS and OFF-STREET PARKING. Viewings are highly recommended, call us now on 0113 260 0945.



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This property comprises in brief; welcoming ground floor entrance hall giving access to the open plan lounge and dining room, additional reception room which is currently used as an additional sitting room, home office, bedroom four with en-suite and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms; master bedroom with en-suite and the family bathroom. Externally, to the front there is a paved garden with bricked driveway providing off-street parking. To the rear there is a large paved patio seating area, low maintenance graveled area, garden shed, border fencing, exterior lighting and water supply.

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 and the Springs at Thorpe Park. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

Ground Floor

Kitchen And Dining Room

Lounge

14' 5" MAX x 11' 3" MAX (4.39m MAX x 3.43m MAX)

Sitting Room

11' 6" MAX x 8' 2" MAX (3.51m MAX x 2.49m MAX)

Bedroom Two; En-Suite

11' 5" MAX x 8' 7" MAX (3.48m MAX x 2.62m MAX)

Home Office

First Floor

Bedroom One; En-Suite

Bedroom Three

8' 4" MAX x 6' 2" MAX (2.54m MAX x 1.88m MAX)

Bedroom Four

8' 4" MAX x 11' 4" MAX (2.54m MAX x 3.45m MAX)

Bathroom



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welcome to

Laurel Hill Avenue, Leeds

- EXTENDED LINK-DETACHED HOUSE
- FOUR BEDROOMS; TWO EN-SUITES
- OPEN PLAN KITCHEN AND DINING ROOM
- LOUNGE AND ADDITIONAL SITTING ROOM
- GROUND FLOOR HOME OFFICE

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110503 - 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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