



Neville Garth, Leeds LS9 0JP



welcome to

Neville Garth, Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for SALE NOW. This property benefits from front and rear GARDENS and OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property comprises on the ground floor; kitchen, lounge and staircase to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally, this property benefits from off-street parking and gardens to the front and rear.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with Main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

Ground Floor

Lounge

12' 7" MAX x 16' 6" MAX (3.84m MAX x 5.03m MAX)

Kitchen

8' 4" MAX x 17' 7" MAX (2.54m MAX x 5.36m MAX)

First Floor

Bedroom One

8' 5" MAX x 11' 1" MAX (2.57m MAX x 3.38m MAX)

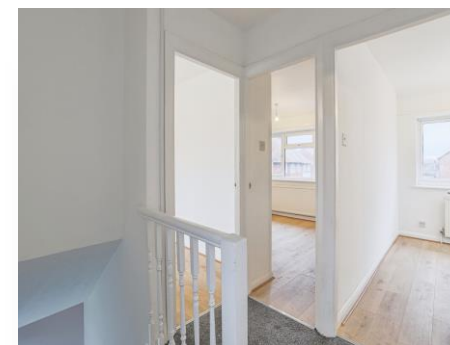
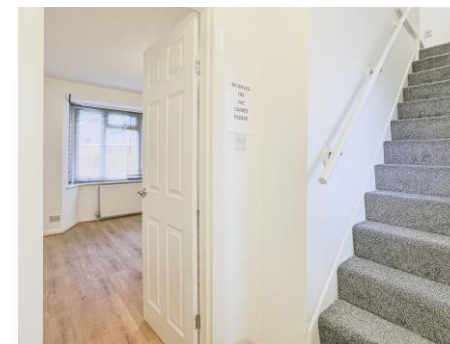
Bedroom Two

9' 6" MAX x 11' 6" MAX (2.90m MAX x 3.51m MAX)

Bedroom Three

7' 7" MAX x 9' 9" MAX (2.31m MAX x 2.97m MAX)

Bathroom



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welcome to

Neville Garth, Leeds

- NEWLY RENOVATED THROUGHOUT
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OFF-STREET PARKING; DRIVEWAY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110491 - 0003

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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