



York Road, Leeds LS14 6DY



welcome to

York Road, Leeds

Welcome to an exciting opportunity to make this charming three-bedroom semi-detached home your own! Nestled in a desirable neighbourhood, this property boasts front and rear gardens, a private driveway, and a spacious garage—offering both curb appeal and convenience.



This home is ready for a creative vision, whether you're looking to refurbish, extend, or simply refresh the interiors to reflect your style. With generous room sizes and excellent natural light throughout, the possibilities for transformation are endless.

Upon entering the property through the porch, you step into a welcoming hallway that leads directly into a spacious lounge positioned at the front of the house. Continuing through, there is access to the bright and generously sized dining room at the rear, which in turn connects to a well-appointed kitchen featuring an adjacent pantry for extra storage. Stairs from the hall lead up to the first floor, where a central landing provides access to three bedrooms: a large main bedroom at the front, a good-sized second bedroom at the rear, and a smaller third bedroom, ideal for a home office or nursery. The first floor also includes a separate toilet and a modern wet room for convenience.

Please Note- It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Ground Floor

Lounge

11' 4" MAX x 16' 6" MAX (3.45m MAX x 5.03m MAX)

Dining Room

9' MAX x 9' 9" MAX (2.74m MAX x 2.97m MAX)

Kitchen

11' 7" MAX x 7' 3" MAX (3.53m MAX x 2.21m MAX)

First Floor

Bedroom One

11' 1" MAX x 14' 9" MAX (3.38m MAX x 4.50m MAX)

Bedroom Two

9' 7" MAX x 10' 8" MAX (2.92m MAX x 3.25m MAX)

Bedroom Three

6' 4" MAX x 7' 11" MAX (1.93m MAX x 2.41m MAX)

Wet Room; Seperate W/C



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welcome to York Road, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- FANTASTIC RENOVATION POTENTIAL
- FRONT & REAR GARDENS
- OFF-STREET PARKING; PRIVATE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110799 - 0002

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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