

Pinfold Road, Leeds LS15 0PN

william h brown

welcome to

Pinfold Road, Leeds

Welcome to this charming semi-detached house, featuring two spacious reception rooms perfect for entertaining and family gatherings. The property boasts both front and rear gardens, off-street parking; driveway and garage providing secure parking and extra storage.

Ground Floor Lounge

11' 6" \overline{M} AX x 12' 9" \overline{M} AX (3.51 \overline{M} \overline{M} AX x 3.89 \overline{M} \overline{M} AX) Lounge with integrated gas fire, window to the front and side.

Dining Room

16' 3" MAX x 9' 8" MAX (4.95m MAX x 2.95m MAX) Dining room with through access into the kitchen, window to the rear and side.

Kitchen

10' 4" MAX x 7' 2" MAX (3.15m MAX x 2.18m MAX) Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, door to the side giving access to the rear garden.

First Floor Bedroom One

11' 4" MAX x 13' 1" MAX (3.45m MAX x 3.99m MAX) Laminate flooring throughout, window to the front, central heating radiator.

Bedroom Two

12' 7" MAX x 10' 3" MAX (3.84 m MAX x 3.12 m MAX) Carpeted throughout, window to the rear, central heating radiator.

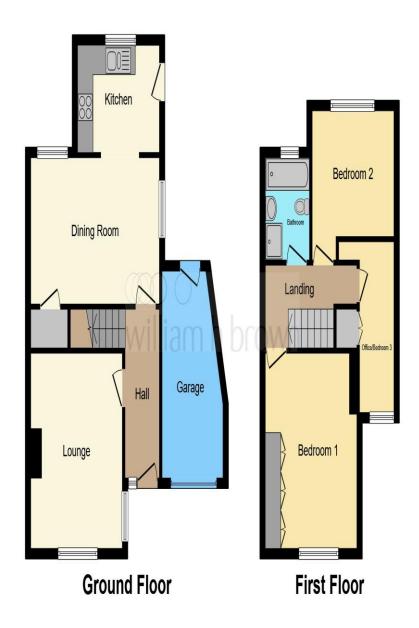
Bedroom Three

7' 5" MAX x 11' 4" MAX (2.26 m MAX x 3.45 m MAX) Smallest bedroom of the three; perfect for a childrens bedroom/ home office etc. Laminate flooring throughout, window to the front and central heating radiator.

Bathroom

Bathroom incorporating; bath tub, walk-in shower, washing hand basin within integrated storage unit, W/C, tiled walls throughout, window to the rear,

heated towel rail.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to Pinfold Road,

Leeds

- OPEN DAY 10TH MAY STARTING AT 10AM
- SEMI-DETACHED EXTENDED HOUSE
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£280,000



view this property online williamhbrown.co.uk/Property/CGT110755



Property Ref: CGT110755 - 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.



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