

Bolton Court, Leeds LS14 6NB







welcome to

Bolton Court, Leeds

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Offered with no onward chain, this well-proportioned two-bedroom semidetached home is arranged over three floors and provides ready-to-moveinto accommodation that is sure to appeal to a wide range of buyers. The ground floor features an entrance hallway, a spacious double bedroom, and a modern shower room. On the first floor, you'll find a bright and contemporary open-plan kitchen and lounge area, while the second floor hosts a second double bedroom complete with an en-suite bathroom. Externally, the property benefits from off-street parking and a lawned garden to the front, offering both practicality and curb appeal.

Ground Floor

Entrance Hall

Bedroom Two

15' 2" MAX x 10' 3" MAX (4.62m MAX x 3.12m MAX)

Shower Room

First Floor

Kitchen / Lounge / Dining

15' 5" MAX x 15' 3" MAX (4.70m MAX x 4.65m MAX)

Second Floor

Bedroom One; En-Suite

15' 3" MAX x 15' 3" MAX (4.65m MAX x 4.65m MAX)











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- SEMI-DETACHED TOWN HOUSE
- TWO DOUBLE BEDROOMS
- SHOWER ROOM AND MASTER BEDROOM EN-SUITE
- OPEN PLAN KITCHEN/LOUNGE/DINING ROOM
- OFF-STREET PARKING; DRIVEWAY/PARKING SPACE

Tenure: Freehold EPC Rating: B

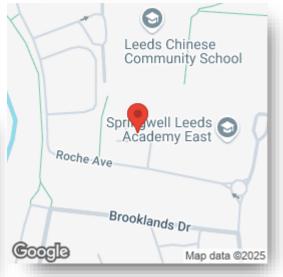
Council Tax Band: B

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110855



Property Ref: CGT110855 - 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.





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