



Pennwell Green, Leeds LS14 5QS

welcome to

Pennwell Green, Leeds

A well-presented end-terrace two-bedroom house featuring a spacious master bedroom with en-suite, off-street parking two parking spaces, and a rear garden accessible through French-style patio doors from the kitchen/diner.



A well-presented end-terrace two-bedroom house featuring a spacious master bedroom with en-suite, off-street parking two parking spaces, and a rear garden accessible through French-style patio doors from the kitchen/diner.

The ground floor entrance hall briefly comprises access to a living room at the front and a kitchen/diner at the rear, which features French-style patio doors providing direct access to the rear garden. A W.C. is also located off the hallway.

Upstairs, the landing leads to a main bedroom with an en-suite, a second bedroom, and a separate family bathroom.

Ground Floor

Lounge

13' 11" MAX x 10' 2" MAX (4.24m MAX x 3.10m MAX)

Kitchen/Diner

7' 10" MAX x 13' 3" MAX (2.39m MAX x 4.04m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

10' 2" MAX x 12' 2" MAX (3.10m MAX x 3.71m MAX)

Bedroom Two

6' 10" MAX x 9' 8" MAX (2.08m MAX x 2.95m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT111013



welcome to

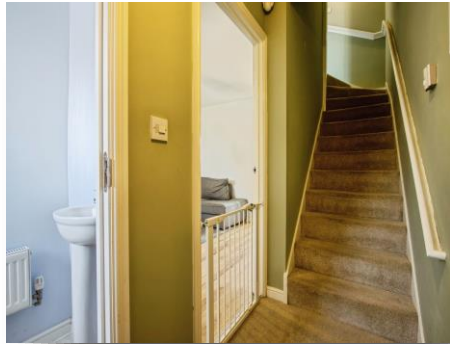
Pennwell Green, Leeds

- END-TERRACE TWO-BEDROOM HOUSE
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN/DINER WITH FRENCH-STYLE PATIO DOORS
- OFF-STREET PARKING; TWO PARKING SPACES
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111013



Property Ref:
CGT111013 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk