



Verity View, Leeds LS9 0EE



welcome to

Verity View, Leeds

STACKS OF POTENTIAL is this spacious four/five-bedroom semi-detached house offers an exciting opportunity for some modernisation. The property features a driveway to the front and a rear garden. Ideal for buyers looking to create their dream home in a desirable location. NO CHAIN



This spacious four/five-bedroom semi-detached house offers an exciting opportunity for some modernisation. The property features a driveway to the front and a rear garden. Ideal for buyers looking to create their dream home in a desirable location.

The entrance hall provides access to the lounge, kitchen diner, utility room, dining room and a W.C on the ground floor. Upstairs, the property features four to five bedrooms and a family bathroom. Externally, there is a large driveway to the front and a rear garden.

This property presents a strong investment opportunity with high rental yield.

Entrance Hall

Lounge

11' 3" max x 14' 3" max (3.43m max x 4.34m max)



Kitchen

9' 4" max x 17' 4" max (2.84m max x 5.28m max)

Sitting Room

11' 5" max x 10' 10" max (3.48m max x 3.30m max)

Dining Room

8' 4" max x 10' 10" max (2.54m max x 3.30m max)

First Floor Landing

Bedroom One

11' 3" MAX x 10' 6" MAX (3.43m MAX x 3.20m MAX)



Bedroom Two

9' 4" MAX x 10' 6" MAX (2.84m MAX x 3.20m MAX)

Bedroom Three

8' 2" MAX x 10' 4" MAX (2.49m MAX x 3.15m MAX)

Bedroom Four

11' 3" MAX x 10' 6" MAX (3.43m MAX x 3.20m MAX)

Bedroom Five

7' 10" MAX x 6' 7" MAX (2.39m MAX x 2.01m MAX)

Bathroom



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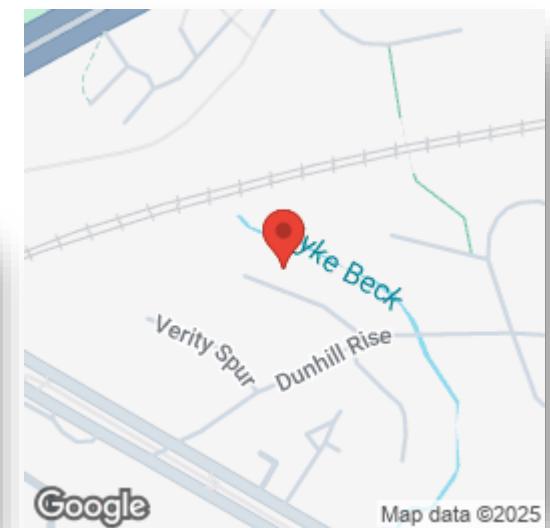
Verity View, Leeds

- FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR WC & HOUSE BATHROOM
- DRIVEWAY TO FRONT & REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



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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.



Property Ref:
CGT111026 - 0002

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Please note the marker reflects the postcode not the actual property

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