









welcome to

Brooklands Garth, Leeds

This well-presented property features a spacious lounge with elegant French-style patio doors opening onto a private, enclosed rear garden—perfect for relaxing or entertaining. With two comfortable bedrooms, a modern layout, and a driveway providing off-street parking.





Welcoming entrance hall leading to a modern kitchen, a spacious lounge with French-style patio doors opening onto an enclosed rear garden, and a convenient ground floor W/C. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. The home also benefits from a private driveway, providing off-street parking and a fully enclosed garden to the rear.

Please Note- The price advertised reflects 31% ownership of the property. However, under the shared ownership scheme, you will only need to purchase the percentage of the property that you can afford. This allows you to buy a share—with the option to increase your ownership over time through a process known as "staircasing."

Agents Notes- This land registry title is yet to be updated with vendor details. Please ask branch for more details.

Ground Floor

Kitchen

12' 1" MAX x 9' 9" MAX (3.68m MAX x 2.97m MAX)

Lounge

11' 9" MAX x 13' 1" MAX (3.58m MAX x 3.99m MAX)

Guest W/C

First Floor

Bedroom One

13' 1" MAX x 8' 7" MAX (3.99m MAX x 2.62m MAX)

Bedroom Two

13' MAX x 8' 4" MAX (3.96m MAX x 2.54m MAX)

Bathroom











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Brooklands Garth, Leeds

- SEMI-DETACHED HOME; TWO BEDROOMS
- LOUNGE WITH FRENCH-STYLE PATIO DOORS
- GROUND FLOOR W/C
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING; DRIVEWAY WITH ELECTRIC CAR CHARGING PORT

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 153.12

Ground Rent: Ask Agent

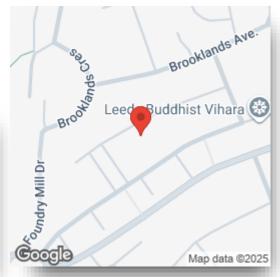
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£66.650









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111142



Property Ref: CGT111142 - 0004 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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