



**Spring Close Avenue, Leeds LS9 8RR**

**welcome to**

## **Spring Close Avenue, Leeds**

A semi-detached three-bedroom house, offered with no onward chain. Featuring front and rear gardens and a driveway to the front, this home is ideal for families or first-time buyers.

Viewings are highly recommended to appreciate the potential this property has.





The ground floor features a spacious lounge, perfect for relaxing or entertaining guests. To the rear of the property is a well-appointed kitchen/diner, offering ample space for both cooking and dining, with plenty of natural light and views over the garden. Stairs from the hallway lead up to the first floor where you'll find two bedrooms and a family bathroom.

## Ground Floor

### Lounge

11' 8" MAX x 15' 8" MAX ( 3.56m MAX x 4.78m MAX )

### Kitchen/Diner

15' 3" MAX x 10' MAX ( 4.65m MAX x 3.05m MAX )

## First Floor

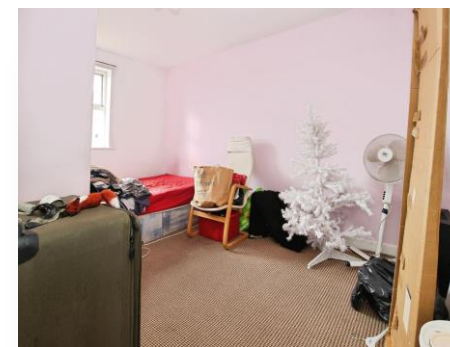
### Bedroom One

11' MAX x 12' MAX ( 3.35m MAX x 3.66m MAX )

### Bedroom Two

13' MAX x 8' MAX ( 3.96m MAX x 2.44m MAX )

### Bathroom



***view this property online*** [williamhbrown.co.uk/Property/CGT110991](http://williamhbrown.co.uk/Property/CGT110991)



welcome to

## Spring Close Avenue, Leeds

- NO CHAIN
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- LARGE AND SPACIOUS KITCHEN/DINER
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT110991](http://williamhbrown.co.uk/Property/CGT110991)



Property Ref:  
CGT110991 - 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](mailto:Crossgates@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**