

Rookwood Avenue, Leeds LS9 0NL







welcome to Rookwood Avenue, Leeds

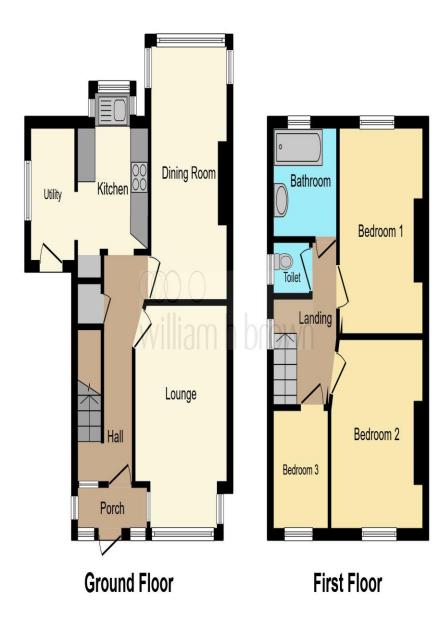
This three-bedroom semi-detached property offers generous living space with two reception rooms, a practical utility room, and low maintenance gardens to the front and rear. Additional benefits include off-street parking via a driveway, plus a garage for secure storage or parking.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Ground Floor

Lounge

13' 10" MAX x 10' 4" MAX (4.22m MAX x 3.15m MAX)

Dining Room

9' 3" MAX x 15' 9" MAX (2.82m MAX x 4.80m MAX)

Kitchen

 6° 11" MAX x 8° 6" MAX (2.11m MAX x 2.59m MAX)

Utilty Room

First Floor

Bedroom One

12' 1" MAX x 8' 10" MAX (3.68m MAX x 2.69m MAX)

Bedroom Two

10' 10" MAX x 9' 5" MAX (3.30m MAX x 2.87m MAX)

Bedroom Three

7' MAX x 6' MAX (2.13m MAX x 1.83m MAX)

Bathroom

welcome to

Rookwood Avenue, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN AND UTILITY ROOM
- FRONT AND REAR LOW-MAINTENANCE GARDENS WITH PATIO

Tenure: Freehold EPC Rating: D

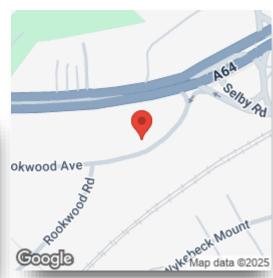
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111020

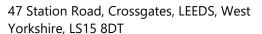


Property Ref: CGT111020 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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