



Ramshead Drive, LEEDS LS14 1DG



welcome to

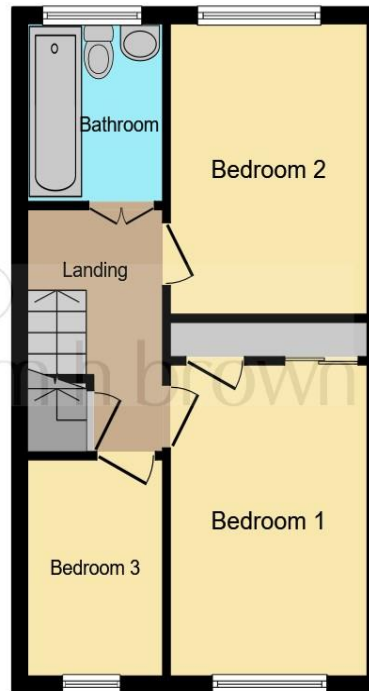
Ramshead Drive, LEEDS

Spacious three-bedroom semi-detached home featuring a versatile loft conversion. Enjoy an open-plan kitchen and dining area with patio doors leading to the rear garden. Includes off-street parking with driveway and garage. Directly opposite a picturesque field and woodland area.

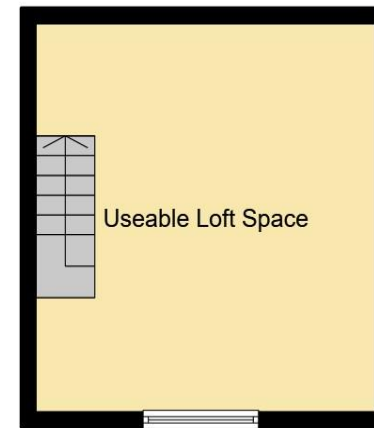




Ground Floor



First Floor



Second Floor

Ground Floor

Lounge

17' 2" MAX x 10' 5" MAX (5.23m MAX x 3.17m MAX)

Kitchen/Diner; Utility Area

11' 3" MAX x 15' 9" MAX (3.43m MAX x 4.80m MAX)

First Floor

Bedroom One

8' 7" MAX x 12' 8" MAX (2.62m MAX x 3.86m MAX)

Bedroom Two

8' 6" MAX x 11' 4" MAX (2.59m MAX x 3.45m MAX)

Bedroom Three

6' 5" MAX x 9' 4" MAX (1.96m MAX x 2.84m MAX)

Bathroom

Second Floor

Useable Loft Space

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

welcome to

Ramshead Drive, LEEDS

- GUIDE PRICE £240,000-£250,000
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- VERSATILE LOFT
- OPEN-PLAN KITCHEN/DINER WITH PATIO DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111195



Property Ref:
CGT111195 - 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