

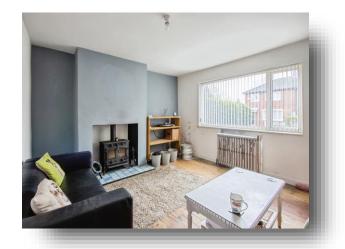
**Coldwell Square, Leeds LS15 7HB** 



## welcome to

# **Coldwell Square, Leeds**

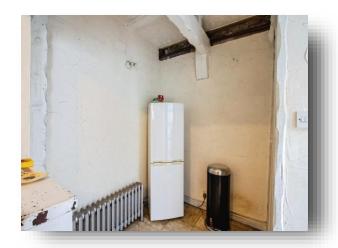
This mid-terrace property offers spacious living across two reception rooms, including a bright conservatory. Featuring three bedrooms, front and rear gardens, and the convenience of off-street parking via a private driveway, this home is ideal for families or first-time buyers.













# **Ground Floor Lounge**

12' 7" MAX x 17' 9" MAX ( 3.84m MAX x 5.41m MAX ) Lounge with feature log burner fire, window to the front, central heating radiator.

#### Kitchen

17' 7" MAX x 7' 5" MAX ( 5.36m MAX x 2.26m MAX ) Kitchen with fully fitted wall and base units, integrated appliances, window to the rear into the conservatory, door to the rear, tiled flooring throughout.

### Conservatory

13' 9" MAX x 11' 5" MAX ( 4.19m MAX x 3.48m MAX ) Conservatory with sliding patio doors to the rear.

#### First Floor Bedroom One

12' 2" MAX x 11' 7" MAX ( 3.71m MAX x 3.53m MAX ) Fitted wardrobes, carpeted throughout, window to the front, central heating radiator.

#### **Bedroom Two**

11' 4" MAX  $\times$  8' 3" MAX ( 3.45m MAX  $\times$  2.51m MAX ) Carpeted throughout, window to the rear, central heating radiator.

#### **Bedroom Three**

 $6^{\circ}$  8" MAX x 7' 9" MAX ( 2.03 m MAX x 2.36 m MAX ) carpeted throughout. window to the front, central heating radiator.

## **Bathroom; Seperate W/C**

Bathroom incorporating a bath tub with shower facilities, W/C, window to the rear. Separate W/C room with window to the rear.





## welcome to

## **Coldwell Square, Leeds**

- NO CHAIN
- GUIDE PRICE £170,000-£180,000
- MID-TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS INCLUDING **CONSERVATORY**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111228



Property Ref: CGT111228 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.

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





Crossgates@williamhbrown.co.uk



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



william h brown

williamhbrown.co.uk

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.