

High Bank Approach, Leeds LS15 9DA







welcome to

High Bank Approach, Leeds

A three bedroom detached home in a great location, offering ready to move into accommodation - this is sure to appeal to a number of buyers. Offered with NO ONWARD CHAIN! Benefiting from a DRIVEWAY & GARAGE! Enclosed rear garden, Internal viewing is a must!





Offered with no onward chain is this spacious ready to move into three bedroom detached home which would suit a number a buyers. Accommodation has been well cared for and briefly comprises; Entrance hall, fitted kitchen/diner, spacious lounge and conservatory to the ground floor. Three good sized bedrooms and the house bathroom to the first floor. The property benefits from a driveway and garage providing ample off street parking and storage. The rear garden is of a good size, mainly laid to lawn and enclosed to make this a lovely private space.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre, Colton Retail Park and the Springs at Thorpe Park which offers restaurants, gym, and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Whitkirk and Colton.

High Bank Avenue

Ground Floor

Entrance Hallway

Lounge 11' 1" x 15' 6" (3.38m x 4.72m)

Conservatory

Kitchen / Diner 15' 5" x 8' 3" (4.70m x 2.51m)

Landing

Bedroom One 8' 6" x 12' 9" (2.59m x 3.89m)

Bedroom Two 8' 5" x 10' 2" (2.57m x 3.10m)

Bedroom Three 8' 6" x 6' 6" (2.59m x 1.98m)

Bathroom

Outside











welcome to

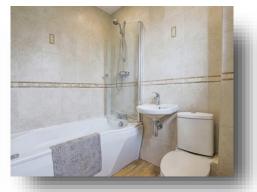
High Bank Approach, Leeds

- Three Bedroom Detached Home
- Offered with NO CHAIN
- Spacious Accommodation
- Driveway & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£300,000





view this property online williamhbrown.co.uk/Property/CGT109912



Property Ref: CGT109912 - 0005 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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Please note the marker reflects the postcode not the actual property

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