



Skelton Terrace, Leeds LS9 9ES

welcome to

Skelton Terrace, Leeds

This beautifully presented three-bedroom mid-terrace home offers spacious living with a modern open-plan kitchen and dining area. The property boasts a landscaped rear garden with an outbuilding currently used as a stylish home bar, perfect for entertaining. Call us now on 0113 260 0945.



This beautifully presented three-bedroom mid-terrace home offers spacious living with a modern open-plan kitchen and dining area. The property boasts a landscaped rear garden with an outbuilding currently used as a stylish home bar, perfect for entertaining. This property is ideal for families or professionals seeking a stylish and well-maintained home with excellent outdoor space. Contact us today to arrange a viewing on 0113 260 0945.

The ground floor comprises a welcoming porch leading into a entrance hall giving access to the spacious living room, modern open-plan kitchen and dining area which features stylish cabinetry and integrated appliances, conservatory and staircase rising to the first floor. On the first floor, there are two well-proportioned bedrooms, along with a contemporary family bathroom. Outside, to the rear there is a low maintenance landscaped garden with a outbuilding which is currently used as a home bar, offering a fantastic space for relaxation or social gatherings.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with Main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

Ground Floor

Lounge

16' 8" MAX x 16' 4" MAX (5.08m MAX x 4.98m MAX)

Conservatory

13' 4" MAX x 12' 1" MAX (4.06m MAX x 3.68m MAX)

Open Plan Kitchen/Dining Room

10' 4" MAX x 16' 4" MAX (3.15m MAX x 4.98m MAX)



First Floor

Bedroom One

9' 5" MAX x 13' 4" MAX (2.87m MAX x 4.06m MAX)

Bedroom Two

6' 7" MAX x 8' MAX (2.01m MAX x 2.44m MAX)

Bedroom Three

10' 9" MAX x 9' 3" MAX (3.28m MAX x 2.82m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110609



welcome to

Skelton Terrace, Leeds

- MID-TERRACE HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- TWO RECEPTION ROOMS; LOUNGE AND CONSERVATORY
- OFF-STREET PARKING; SECURE GATED ENTRANCE

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110609](https://www.williamhbrown.co.uk/Property/CGT110609)



Property Ref:
CGT110609 - 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](https://www.williamhbrown.co.uk)