



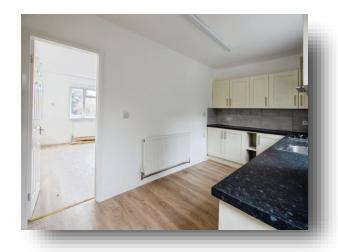


welcome to

Halton Moor Avenue, LEEDS

Well maintained mid-terrace home offering three generously sized bedrooms, a bright and welcoming interior, and front and rear gardens. Perfect for families or first-time buyers seeking comfort, style, and convenience. Viewings are highly recommended!













Ground Floor Lounge

13' 11" MAX x 14' 10" MAX (4.24m MAX x 4.52m MAX) Spacious and welcoming lounge with window to the front.

Kitchen

14' 10" MAX x 7' 10" MAX (4.52m MAX x 2.39m MAX) Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, door to the rear, central heating radiator.

Guest W/C

Guest W/C with washing hand basin, window to the side.

First Floor Bedroom One

13' 2" MAX x 10' 9" MAX (4.01m MAX x 3.28m MAX) Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

11' 7" MAX x 8' 8" MAX ($3.53\,m$ MAX x $2.64\,m$ MAX) Carpeted throughout, window to the front, central heating radiator.

Bedroom Three

10' 2" MAX \times 8' 10" MAX (3.10m MAX \times 2.69m MAX) Carpeted throughout, window to the rear, central heating radiator.

Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, window to the rear, tiled walls throughout.





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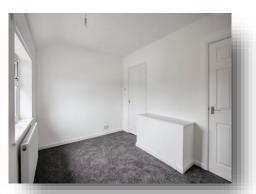
- WELL-MAINTAINED MID-TERRACE HOME
- THREE BEDROOMS
- BRIGHT AND WELCOMING INTERIOR
- FRONT AND REAR GARDENS
- IDEAL FOR FAMILIES OR FIRST-TIME BUYERS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111242



Property Ref: CGT111242 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other





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