



Twine Street, Hunslet Leeds LS10 1GN

welcome to

Twine Street, Hunslet Leeds

PUBLIC NOTICE

14 Twine Street, LS10 1GN

We are acting in the sale of the above property and have received an offer of £200,000



Twine Street

A three bedroom Town House overlooking the river Aire. This property is ideally situated for access to local amenities including Crown Point Shopping Park, transport links and the City Centre. In brief the property comprises; entrance hall, utility room and cloakroom to the ground floor, kitchen and lounge to the first floor and three bedrooms, bathroom and master en-suite to the second floor. The property also offers an integral garage and decked rear garden.

Ground Floor

Entrance Hall

The front entry door opens into the entrance hall which has a staircase rising to the first floor and an under stairs storage cupboard.

Utility Room

Fitted with a roll top work surface which incorporates a stainless steel sink and drainer unit. An external door opens out to the rear of the property.

Cloakroom Wc

With a wash hand basin and low flush wc. Window to the rear elevation.

First Floor Landing

Stair rise from the ground floor up to the first floor landing.

Lounge

10' 9" x 15' 6" (3.28m x 4.72m)

With a double glazed window to the rear elevation and double doors opening to Juliet balcony.

Kitchen

15' x 8' 9" (4.57m x 2.67m)

Fitted with a range of wall and base units with work surfaces over which incorporates a round stainless steel sink with mixer tap. Split level cooking comprises; integrated eye level electric oven and gas hob with cooker hood over. Space for fridge freezer. Window to the front elevation.

Second Floor Landing

Stairs rise from the first floor up to the second floor landing.

Bedroom One

13' 4" x 8' 9" (4.06m x 2.67m)

A double bedroom with built in wardrobe and double glazed window to the rear elevation.

En-Suite

Fitted with a walk in shower, vanity wash hand basin and low flush wc.

Bedroom Two

9' 5" x 6' 10" (2.87m x 2.08m)

A second double bedroom with a built in wardrobe. Window to the front elevation.

Bedroom Three

7' 4" x 6' 4" (2.24m x 1.93m)

With a storage cupboard and window to the rear elevation.

Bathroom

A white three piece suite comprising; panelled bath with mixer tap and shower attachment, wash hand basin and low flush wc. Part tiling to walls, a radiator and window to the front elevation.

Rear Garden

At the rear of the property there is a decked garden which is enclosed by timber fencing.



view this property online williamhbrown.co.uk/Property/HEA108317



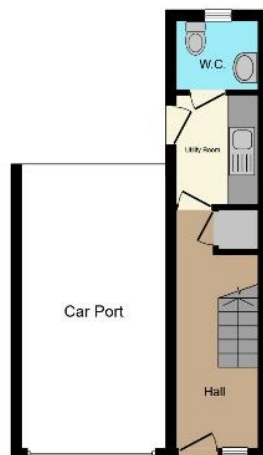
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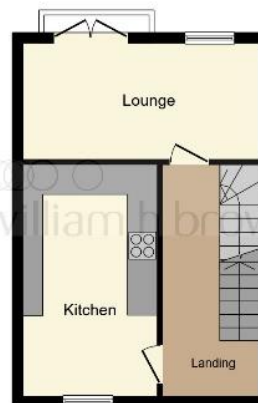
- Town House
- Three Bedrooms
- Master En-suite
- Integral Garage
- Ideal Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Ground Floor



First Floor



Second Floor

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108317 - 0006

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.



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