

Foxcroft Green, Leeds LS6 3NR



welcome to

Foxcroft Green, Leeds

A well-presented four bedroom semi-detached house, which is situated in a popular location which is convenient for local amenities and transport links.













Foxcroft Green

Offered for sale is this well-presented four bedroom semi-detached family home, situated in a popular and convenient residential location, with access to local amenities and commuter transport links. The accommodation briefly comprises: entrance hall, guest W.C, living room, dining room, fitted kitchen, landing, four good sized bedrooms, house shower room, front & rear gardens and driveway parking.

Entrance Hall

The front entry door opens in to the entrance hall which has a radiator.

Guest Wc

Having tiling, a W.C, hand wash basin, radiator and a window to the side elevation.

Living Room

13' 4" \overline{x} 12' 9" (4.06m x 3.89m) A spacious living room with a radiator and a window to the front elevation.

Dining Room

10' 2" x 7' 9" ($3.10m \times 2.36m$) A second reception room with a radiator and a window to the front elevation.

Kitchen

15' 10" x 9' 11" (4.83m x 3.02m) A fitted kitchen with a range of wall and base units with complementary work surfaces which incorporate a sink and drainer unit. Electric oven with gas hob over and cooker hood above, plumbing for an automatic washing machine and dishwasher. Radiator and storage cupboard. Window to the rear elevation and a door to the side elevation.

Landing

Having access to the loft storage space and a radiator.

Bedroom One

13' 8" x 10' 1" ($4.17m\ x\ 3.07m$) A double bedroom with a radiator and a window to the rear elevation.

Bedroom Two

10' 4" x 8' 10" (3.15m x 2.69m) A double bedroom with built in wardrobes, a radiator and a window to the front elevation.

Bedroom Three

10' 4" x 8' 11" (3.15m x 2.72m) A double bedroom with built in wardrobes, a radiator and a window to the front elevation.

Bedroom Four

10' 3" x 6' 10" (3.12m x 2.08m) A good sized single bedroom with a radiator and a window to the rear elevation.

Shower Room

Fully tiled wet room style shower room, having a mains fed shower, vanity wash hand basin and low flush wc. Window to the side elevation.



To The Outside

Externally the property has gardens to the front, rear and side with a driveway providing ample off street parking.

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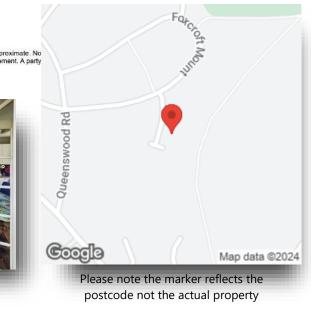
Foxcroft Green, Leeds

- Semi-Detached Property
- Four Bedrooms
- Gardens To Front & Rear
- Driveway
- Convenient Location

Tenure: Freehold EPC Rating: C



£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fooalsgent.com

Landing

First Floor

Bedroom 2

Bedroom 1





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Property Ref: HEA106877 - 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.

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