







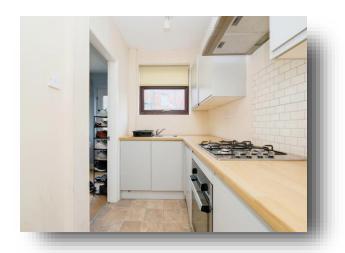


welcome to

Adwick Place, Leeds

A two bed back to back terraced property located in a highly sought after location which provides fantastic access to local amenities and transport links.













Adwick Place

A mid terraced back to back house situated in a popular and sought after location. The accommodation is set over three floors and briefly comprises; lounge, kitchen, two bedrooms and bathroom. Situated in a highly popular and sought after location, this property benefits from easy access to local amenities and transport links to the City Centre and surrounding areas. This property is ideal for first time buyers and investors alike.

Lounge

16' 9" x 11' 4" (5.11m x 3.45m)

The front entry door opens in to the lounge, which has a double glazed window to the front elevation.

Kitchen

10' 6" x 5' 4" (3.20m x 1.63m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated washing machine and dish washer. Space for fridge freezer.

First Floor Landing

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

Bedroom

13' 10" x 9' 8" (4.22m x 2.95m)

A double bedroom with a double glazed window to the front elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower over and screen to the side, vanity wash hand basin and low flush wc. Double glazed window to the front elevation.

Second Floor

Bedroom

10' 8" x 11' 4" (3.25m x 3.45m)

A second double bedroom with two double glazed windows to the front elevation.

Front Garden

A path leads up to the front door with a garden area to either side, enclosed by stone walling.





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Adwick Place, Leeds

- Guide Price £180,000 £190,000
- Back To Back Terrace
- Two Double Bedrooms
- Popular Residential Location
- Access To Local Amenities

Tenure: Freehold EPC Rating: D



£180,000

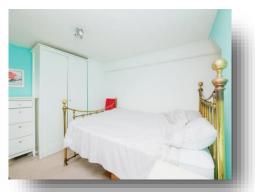




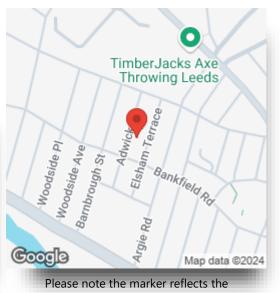


Second Floor









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108659



Property Ref: HEA108659 - 0004 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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