



**Kendal Lane, Leeds LS3 1AS**



**welcome to**

**Kendal Lane, Leeds**

A three bed mid-terraced property well positioned for access to the universities and access to the City Centre. This property would make an ideal investment or first time buyer purchase.



## Kendal Lane

A three bed mid-terraced house which is well located for the city centre and the universities and is near to a regular bus route. In brief the property comprises; entrance hall, gues wc, lounge, kitchen, three bedrooms and bathroom. Externally the property benefits from having an easy to maintain yard to the rear.

### Entrance Hall

The front entry door opens in to the entrance hall which has a staircase rising to the first floor landing.

### Lounge

15' 7" max x 10' 7" max ( 4.75m max x 3.23m max )  
Having a double glazed window to the rear elevation and a door leading out to the rear yard.

### Kitchen

9' 5" max x 18' 5" max ( 2.87m max x 5.61m max )  
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. Space for fridge freezer and plumbing for washing machine. Double glazed window to the front elevation.

### Guest Wc

Fitted with a pedestal wash hand basin and low flush wc.

### First Floor Landing

Stairs rise from the entrance hall up to the first floor landing which has a storage cupboard.

### Bedroom One

9' 5" max x 13' 5" max ( 2.87m max x 4.09m max )  
A double bedroom with a double glazed window to the front elevation.

### Bedroom Two

9' 4" max x 12' max ( 2.84m max x 3.66m max )  
A second double bedroom with a double glazed window to the rear elevation.

### Bedroom Three

6' 5" max x 7' 1" max ( 1.96m max x 2.16m max )  
Having a double glazed window to the rear elevation.

### Bathroom

Having a three piece white suite comprising; paneled bath, pedestal wash hand basin and low flush wc.  
Double glazed window to the front elevation.

### Externally

To the rear of the property there is an easy to maintain yard.



***view this property online*** [williamhbrown.co.uk/Property/HEA108711](http://williamhbrown.co.uk/Property/HEA108711)



welcome to

## Kendal Lane, Leeds

- Guide Price - £170,000 - £180,000
- Mid Terraced House
- Three Bedrooms
- Resident & 1 Visitors Parking Permit
- Sought After Location

Tenure: Freehold EPC Rating: C

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA108711](https://www.williamhbrown.co.uk/Property/HEA108711)



Property Ref:  
HEA108711 - 0005

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 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**