



Howden Gardens, Leeds LS6 1SH



Howden Gardens

This three-bedroom mid-terraced property offers an excellent opportunity for investment, situated in a popular area known for strong rental demand. While the property requires some updating, it has great potential for improvement and value growth. The property is located in a convenient area with excellent access to local amenities, including shops, schools, and leisure facilities. It also benefits from strong transport links, making it easy to reach the city centre, universities, and other key destinations. The interior includes a lounge, second reception room, a kitchen, three bedrooms, family bathroom and separate wc. Outside, the property features easy to maintain yard gardens at both the front and rear, providing low maintenance outdoor spaces.

Lounge

15' 9" x 9' 9" (4.80m x 2.97m)

Having a radiator and window to the rear elevation.

Second Reception Room

16' 5" x 9' 6" (5.00m x 2.90m)

Having two radiators and a double glazed window to the front elevation.

Kitchen

6' 9" x 6' 5" (2.06m x 1.96m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Space for cooker and plumbing for washing machine. Double glazed window to the side elevation. A door leads out to the rear garden.

Inner Hallway

The hallway has a storage cupboard and a staircase rises to the first floor landing.

First Floor Landing

Stairs rise from the hallway up to the landing which has two storage cupboards.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

A double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Two

6' 7" x 10' 9" (2.01m x 3.28m)

having an integrated wardrobe and a radiator.

Double glazed window to the front elevation.

Bedroom three

9' 4" x 6' 6" (2.84m x 1.98m)

Having a radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a panelled bath with electric shower over and a pedestal wash hand basin. Radiator and double glazed window to the front elevation

Separate Wc

Having a low flush wc and a double glazed window to the front elevation.

Externally

The property benefits from having easy to maintain yards to the front and rear.



view this property online williamhbrown.co.uk/Property/HEA108816



welcome to

Howden Gardens, Leeds

- Mid Terraced Property
- Three Bedrooms
- Convenient Location
- Great Investment Property
-

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108816



Property Ref:
HEA108816 - 0010

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



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



williamhbrown.co.uk