

Sowood Street, Leeds LS4 2JZ



# welcome to

## Sowood Street, Leeds

This spacious, modern two-bedroom mid-terraced property offers a contemporary design with ample living space, Good Transport Links to Leeds City Centre and Ideally Located and close proximity to Local Shops and Restaurants.













#### Lounge

10' 1" To Chimney x 14' 8" To Chimney ( 3.07m To Chimney x 4.47m To Chimney ) Modern stylish Lounge , carpeted Window to the front aswell as front door and radiator.

### Kitchen

10' 11" max x 5' 8" max ( 3.33m max x 1.73m max ) L Shape Modern stylish kitchen, lino flooring, Electric oven and hob, Grey tiled with wooden worktops , modern cupboards, Door to the basement and window to the front. New Kitchen was put in in 2020

#### Landing

New Carpet throughout

#### Bedroom 1

14' 8" To chimney x 10' To Chimney ( 4.47m To chimney x 3.05m To Chimney ) Spacious modern double bedroom , built in storage, free standing furniture, window to the front , radiator.

### Bedroom 2

17' 3" max x 9' 7" max ( 5.26m max x 2.92m max ) Second Floor - Newly carpeted double bedroom , Velux window spacious for wardrobes and Drawers

#### Bathroom

Tiled Bathroom, Modern, Window to the Front, Floorstanding toilet , Boiler in the cupboard , Panel bath , Sink and Separate Shower

#### Basement

L Shaped storage, Concreted flooring , lights and electrics and the bathroom was also fitted in 2020





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# Sowood Street, Leeds

- \*\*GUIDE PRICE £190,000 £200,000\*\*
- 2 Bedroom Mid Terraced
- Good Transport Links To Leeds City Centre
- Modern Throughout
- New Kitchen Fitted in 2020

Tenure: Freehold EPC Rating: E

guide price £190,000



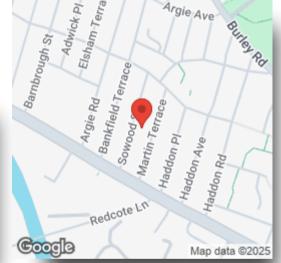


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Property Ref: HEA108872 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property

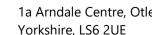
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