





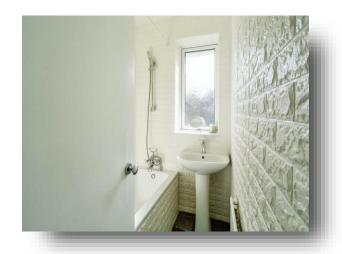


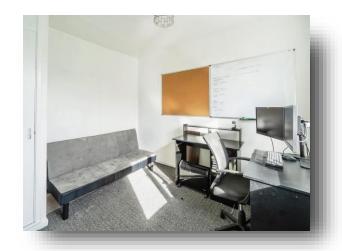


welcome to

Fillingfir Walk, Leeds

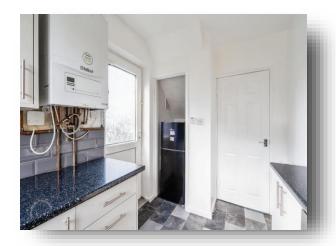
This spacious and well-presented two-bedroom property offers the perfect blend of comfort and practicality. Inside, you'll find generous living spaces with ample storage throughout.

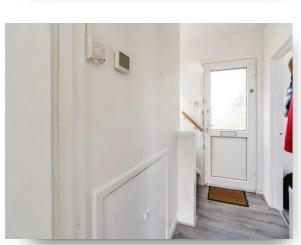












Entrance/Hall

Laminate flooring, window to the side, radiator, storage hatch

Lounge

20' 1" max x 10' 2" max (6.12m max x 3.10m max) Spacious lounge,laminated flooring through out, window to the back and 2 radiators

Ktchen

10' 5" max x 7' 4" max (3.17m max x 2.24m max) Kitchen was upgraded in 2018, Modern matt kitchen, laminated work tops, electric built in oven, with 4 ring electric hob, , space for freestanding fridge freezer, door to the back garden, boiler on the wall, window to the back , lino flooring, radiator, space for freestanding washine machine.

Landing

Carpeted, window to the side, radiator

Bedroom 1

12' 6" to wardrobe x 8' 8" to wardrobe (3.81m to wardrobe x 2.64m to wardrobe) Spacious double bedroom, has built in wardrobes , carpeted , 2 windows to the front, has a built in cupboard

Bedroom 2

11' 11" max x 10' 2" max (3.63m max x 3.10m max) Carpeted, can fit double bed, space for a desk, window to the back, radiator, , built in cupboard storage

Bathroom

Lino flooring, panel bath with shower over head, window to the bank and sink

Toilet Room

Seperate toilet to the bathroom, has lino flooring and window to the side

Front & Rear Garden

Front Garden - Large corner plot , entrance to the street, grass

Rear Garden - Large garden space, shed to the back, bushes to the right Parking - Has driveway 1/2 cars





welcome to

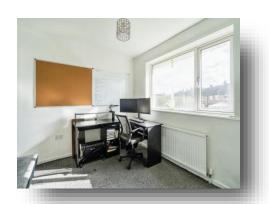
Fillingfir Walk, Leeds

- GUIDE PRICE £180,000 £190,000
- Modern 2 Bedroom Property
- Private Driveway
- Large Front & Rear Garden
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D

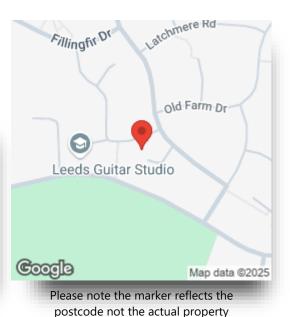
guide price

£180,000 - £190,000









view this property online williamhbrown.co.uk/Property/HEA108978



Property Ref: HEA108978 - 0002 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.





0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk

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.