









welcome to

Estcourt Terrace, Leeds

This mid-terrace property offers versatile living across four floors, including a basement. Featuring six well-proportioned bedrooms, it presents excellent potential throughout—ideal for large families or investors. With a welcoming yard to the front.





The ground floor comprises a welcoming porch leading into a hallway, a bright and spacious lounge positioned at the front of the property, and a well-proportioned bedroom, shower room. Towards the rear, you'll find a modern kitchen with ample storage and workspace. The first floor offers three bedrooms, two WC and a shower room. The top floor features two further bedrooms, landing area and additional WC complete this level. The basement level is a standout feature, offering a large, fully usable space with excellent potential. Whether you envision a home office, gym, playroom, or additional living accommodation, this flexible area provides endless possibilities for development.

Located in a popular residential area, this property is close to local amenities, schools, and transport links, making it a practical and appealing choice. Whether you're looking to create a forever home or invest in a property with strong rental potential, this versatile house offers endless possibilities.

Basement

Ground Floor

Lounge

16' 5" x 13' (5.00m x 3.96m)

Kitchen

14' 4" x 9' 2" (4.37m x 2.79m)

Bedroom One

15' 2" x 11' MAX (4.62m x 3.35m MAX)

Shower Room

First Floor

W/C

Shower Room

Bedroom Two

13' 2" x 8' 2" MAX (4.01m x 2.49m MAX)

Bedroom Three

11' 4" x 11' 10" MAX (3.45m x 3.61m MAX)

Bedroom Four

13' 1" x 9' 8" MAX (3.99m x 2.95m MAX)

W/C

Second Floor

Bedroom Five

16' x 13' 2" (4.88m x 4.01m)

Bedroom Six

11' 8" x 10' 2" (3.56m x 3.10m)











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- GUIDE PRICE £325,000-£350,000
- MID-TERRACE SIX BEDROOM PROPERTY WITH CHARACTER FEATURES
- FOUR FLOORS INCLUDING BASEMENT
- TWO SHOWER ROOMS
- FRONT YARD OFFERING CURB APPEAL

Tenure: Freehold EPC Rating: D

Council Tax Band: C

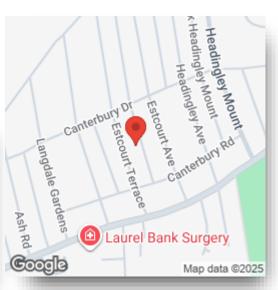
guide price

£325,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HEA109320 - 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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