









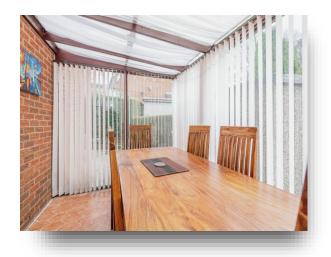
welcome to

Silk Mill Drive, Leeds

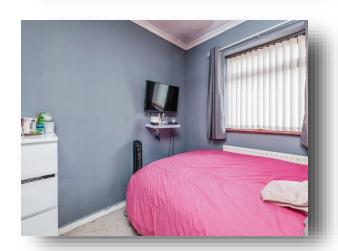
GUIDE PRICE £200,000 - £220,000 Internal viewing is highly recommended for this three bedroom end-terrace property which benefits from a DRIVEWAY & GARAGE. Spacious, versatile accommodation throughout and close to good transport links.













Silk Mill Drive

A well proportioned three bedroom end-terrace property, close to local amenities and good transport links. The property offers spacious and versatile accommodation throughout with briefly comprises; Entrance hall, generous through lounge, fitted kitchen, versatile 'utility space', conservatory and rear porch all to the ground floor. The first floor offers three good sized bedrooms and the house bathroom. To the outside the property benefits from a generous driveway and detached garage providing ample off street parking and storage. There is a lawned area and low maintenance gardens to the front, side and rear.

Ground Floor

Entrance Hall

Door to the front and stairs to the first floor

Lounge

11' 1" x 18' 6" (3.38m x 5.64m)

A generous through lounge with laminate wood flooring, gas fire place with surround, two radiators and windows to both front and rear

Kitchen

10' 10" x 8' 4" (3.30m x 2.54m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, sink unit with mixer tap and tiled splash backs, space for undercounter fridge and freezer, oven with gas hob and extractor, door and window into the rear porch

Utility Space

9' 8" x 6' 8" (2.95m x 2.03m)

A versatile, generous space with plumbing for washing machine, vinyl flooring, radiator, useful fitted cupboards ideal for storage and window to the front

Conservatory

11' 4" x 7' 10" (3.45m x 2.39m)

A lovely spacious addition to the property with tiled flooring, windows to three sides - currently being used as a dining room

Rear Porch

First Floor

Landing

With stairs from the ground floor, useful storage cupboard and access to the part boarded loft

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)

A good sized double bedroom with integrated wardrobes, radiator and window to the front

Bedroom Two

10' 1" x 7' 8" (3.07m x 2.34m)

A second double bedroom with radiator and window to the front

Bedroom Three

8' 3" x 7' 7" ($2.51m \times 2.31m$)

Radiator and double glazed window to the rear

Bathroom

The fully tiled bathroom with low flush wc, wash basin, bath, separate shower cubicle, radiator, vinyl flooring and window to the rear

Outside

Gated pathway leading to the front of the property with some mature shrub and hedge borders.

The property benefits from a generous driveway and detached garage providing ample off street parking and storage.

There is a lawn area and low maintenance paved areas.

Agents Note

We are of the understanding that this property is non-standard Airey construction. For more information please speak to your mortgage advisor



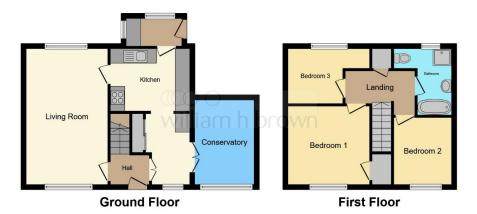


welcome to

Silk Mill Drive, Leeds

- *****GUIDE PRICE £200,000 £220,000*****
- Three Bedroom End-terrace
- Driveway & Garage
- Spacious Gardens
- Versatile Accommodation

Tenure: Freehold EPC Rating: E



directions to this property:

From Horsforth Train Station - drive up Tinshill Lane and take the fourth street on your right which is Woodnook Drive, take the first left onto Silk Mill Drive, past the row of shops, take the send left onto Bedford Garth, then your first right onto Bedford Mount follow the road down to the very end where there is a grass verge and bollards - the house can be found on your right hand side

guide price

£200,000 - £220,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part must rely unon its own inspection(s) Powered thy www forealarth www.forealarth.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106559



Property Ref: HFT106559 - 0003 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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