



Silk Mill Bank, Leeds LS16 6PS

welcome to

Silk Mill Bank, Leeds

Tenanted Investment Opportunity!

Offered with no onward chain, this three-bedroom semi-detached home in Cookridge features a lounge, kitchen, conservatory, three bedrooms, bathroom, and a generous rear garden.



Silk Mill Bank

This property is currently tenanted, and the owner wishes to sell with the tenant in situ.

Offered with no onward chain, this three-bedroom semi-detached home is located in a popular residential area of Cookridge. The accommodation briefly comprises: side entrance porch, lounge, fitted kitchen, and conservatory to the ground floor. Upstairs, there are three well-proportioned bedrooms and a bathroom. Externally, the property boasts a generous rear garden.

Ground Floor

Side Entrance Porch

9' 6" x 4' 6" (2.90m x 1.37m)

Door to the side opens into the porch with useful storage, carpet and window

Lounge

19' 6" x 9' 10" + Recess (5.94m x 3.00m + Recess)

A spacious lounge with carpet, radiator and window to the front

Kitchen

11' x 9' 9" (3.35m x 2.97m)

The fitted kitchen comprises a range of wall and base units with laminate work tops over, space for washing machine and fridge freezer. Gas hob and fitted oven, window to the rear and radiator.

Conservatory

8' 5" x 8' 3" (2.57m x 2.51m)

First Floor

Landing

Stairs from the ground floor

Bedroom One

10' 4" max x 11' 6" max (3.15m max x 3.51m max)

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

Bedroom Two

13' 7" max x 8' 9" max (4.14m max x 2.67m max)

A second double bedroom with radiator and window to the rear,

Bedroom Three

11' x 6' 5" (3.35m x 1.96m)

Carpet, radiator and window to the front

Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, radiator, vinyl flooring and window to the rear.

Outside

The property benefits from a generous rear garden mainly laid to lawn.

Agents Note

To the best of our knowledge, this property is of non-standard construction, and we believe it to be a 'Wimpey no fines'. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type



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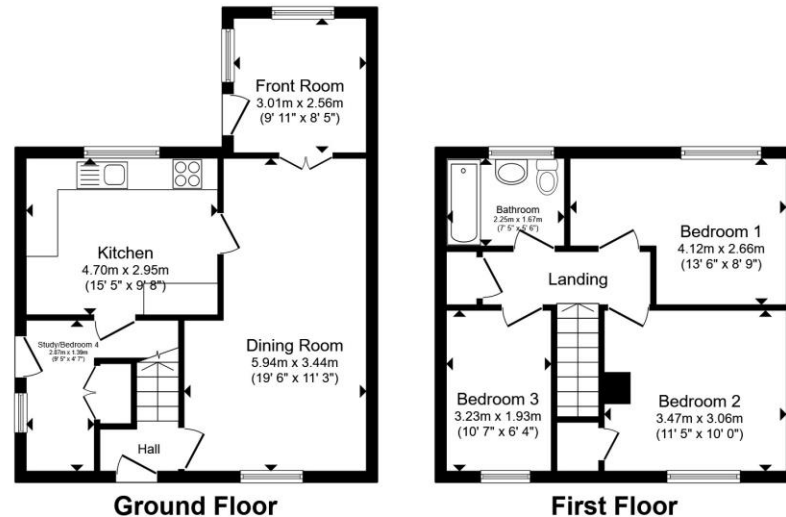
Silk Mill Bank, Leeds

- Tenanted – sold with tenant in situ
- No onward chain
- Three-bedroom semi-detached home
- Lounge, fitted kitchen & conservatory
- Generous rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

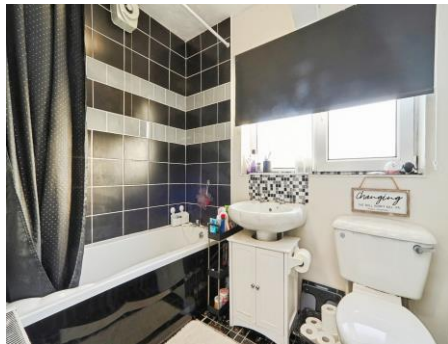
£220,000



Total floor area 83.7 m² (900 sq.ft.) approx

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 party must rely upon its own inspection(s). Powered by www.propertybox.io

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postcode not the actual property

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Property Ref:
HFT107402 - 0002

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk