



**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

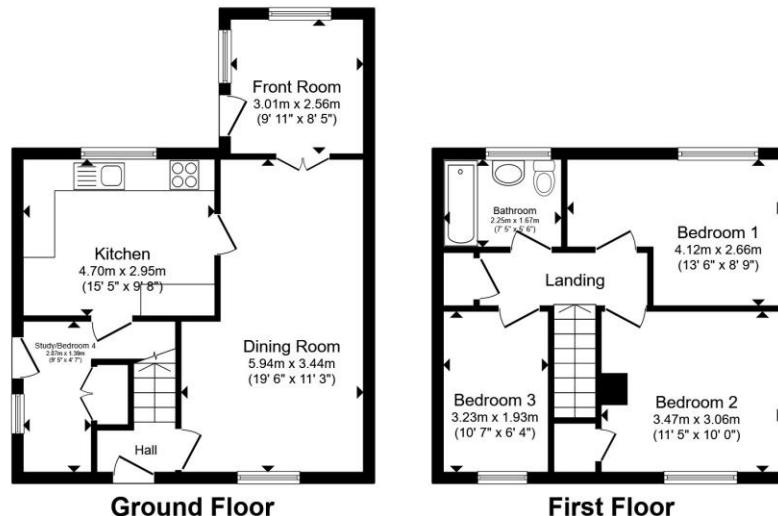
- Tenanted – sold with tenant in situ
- No onward chain
- Three-bedroom semi-detached home
- Lounge, fitted kitchen & conservatory
- Generous rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£220,000**



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Property Ref:  
HFT107402 - 0002

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.



Please note the marker reflects the postcode not the actual property



**0113 258 3476**



Horsforth@williamhbrown.co.uk



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



**williamhbrown.co.uk**