









welcome to

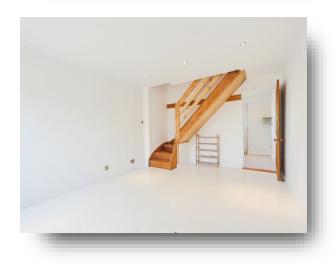
Nursery Lane, Leeds

A well-presented two double bedroom mid-terrace home offering generously sized and well-proportioned rooms. This property features a spacious open-plan lounge/diner, a modern kitchen, front & rear gardens. This home is offered with no onward chain, presenting a fantastic opportunity to move quickly.













Nursery Lane Ground Floor Living Room

19' 2" Max x 12' Max (5.84m Max x 3.66m Max) A spacious, bright and airy room with ceiling spotlights, radiator and a large window to the front allowing a good amount of natural light to flow through. The stairs to the first floor lead off this room.

Kitchen/Diner

7' 9" Max x 12' Max (2.36m Max x 3.66m Max) The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances. A stable door to the rear gives access to the garden. Additionally the room benefits from underfloor heating.

First Floor Bedroom One

10' 6" Max x 12' Max (3.20m Max x 3.66m Max) A double bedroom positioned to the front elevation with space for free standing furniture and solid bamboo wood flooring.

Bedroom Two

8' Max x 12' Max (2.44m Max x 3.66m Max) A double bedroom positioned to the rear elevation with space for free standing furniture and solid bamboo wood flooring.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail.

Outbuildings

A single detached garage, perfect for storage or secure parking.

External

To the front of the property there is a lawn with mature hedges and shrubs bordering. To the rear is a low maintenance garden with a decked seating area and a rear access gate.





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Nursery Lane, Leeds

- **GUIDE PRICE £230.000 £240.000**
- Vacant Property Ready To Move Into
- Single Garage
- Two Double Bedrooms
- Central Heating & Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT106839



Property Ref: MRT106839 - 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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