



Carr Manor Parade, Leeds LS17 5AF

welcome to

Carr Manor Parade, Leeds

A well-proportioned three-bedroom semi-detached home situated in a sought-after residential area. Requiring some modernisation, this property presents a fantastic opportunity for buyers eager to personalise and add value. The home offers generously sized rooms, low maintenance gardens and garage.



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

Entrance Hall

Enter from the front into the hallway with an understairs cupboard, access to a downstairs toilet and stairs leading to the first floor.

Lounge

27' 11" Max x 12' Max (8.51m Max x 3.66m Max)
A spacious, bright and airy room having a gas fire and dual aspect windows to the front and rear allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances.

Downstairs Wc

With a wc and wash hand basin.

Bedroom One

16' 2" Max x 11' 1" Max (4.93m Max x 3.38m Max)
A spacious double bedroom positioned to the front elevation with a built in wardrobe.

Bedroom Two

11' 2" Max x 10' 10" Max (3.40m Max x 3.30m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

7' 3" Max x 6' 10" Max (2.21m Max x 2.08m Max)
A single bedroom positioned to the front elevation

with built in storage.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, bidet and wash hand basin.

Wc

A separate wc.

Outside

The property features low maintenance gardens to the front and rear, a block paved driveway providing off street parking and a single detached garage.

Garage

A single detached garage.



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Carr Manor Parade, Leeds

- THREE BEDROOMS
- SPACIOUS ROOMS
- LOW MAINTENANCE GARDENS
- DETACHED GARAGE
- NO ONWARD CHAIN

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

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107149 - 0006

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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