









welcome to

Elmhurst Gardens, Leeds

An end terrace house in a popular location and well maintained throughout. Featuring three bedrooms, modern kitchen/diner, well presented bathroom and private rear garden. Located with easy access to Moortown and Chapel Allerton.













Porch

With access to an outside storage space and hallway.

Entrance Hall

Enter from the front through thw porch into the hallway with a storage cupboard and stairs leading to the first floor.

Lounge

15' 9" Max x 9' 9" Max (4.80m Max x 2.97m Max) A good size room with a door to the rear porch.

Kitchen/Diner

16' 1" Max x 9' 4" Max (4.90m Max x 2.84m Max) A modern and well appointed kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an intergrated oven and spaces for a washing machine and fridge freezer. Additionally there is ample space for a table and chairs.

Bedroom One

12' 8" Max x 8' 9" Max (3.86m Max x 2.67m Max) A double bedroom positioned to the rear elevation with built in cupboards.

Bedroom Two

10' $\text{Max} \times 6'$ 6" $\text{Max} (3.05\text{m Max} \times 1.98\text{m Max})$ A spacious single bedroom positioned to the front elevation with built in cupboards.

Bedroom Three

8' 11" Max x 6' 6" Max (2.72m Max x 1.98m Max) A single bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

With tiled walls and comprising a bath with shower over and pedestal wash hand basin.

Wc

With part tiled walls and a wc.

Outside

To the rear of the property there is a private garden

mostly laid to lawn.





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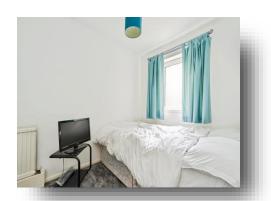
- **GUIDE PRICE £240,000 £250,000**
- END TERRACE HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- CUL-DE-SAC POSITION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£240,000 - £250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107060



Property Ref: MRT107060 - 0002 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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