









welcome to

Fir Tree Gardens, Leeds

A spacious semi-detached property offering an excellent opportunity for modernisation. Perfect for buyers looking to create a home tailored to their own style. The accommodation includes a generous lounge, conservatory, three bedrooms, front and rear gardens, and a driveway.













Agents Note

The property is of non standard construction, Livett-Cartwright please speak with your conveyancer

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

18' 6" Max x 10' 6" Max (5.64m Max x 3.20m Max) A spacious, bright and airy room having a newly fitted fireplace and fully glazed sliding doors leading to the conservatory.

Kitchen

13' 7" Into recess x 12' 7" Max (4.14m Into recess x 3.84m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Conservatory

10' 2" Max x 10' 1" Max (3.10 m Max x 3.07 m Max) A great addition to this family home creating extra living accommodation with glazing to three sides a tiled floor and patio doors opening to the garden.

Side Porch

A great storage space.

Bedroom One

15' 4" Into recess x 9' 7" Max (4.67m Into recess x 2.92m Max)

A double bedroom positioned to the front elevation with space for free standing furniture

Bedroom Two

15' 4" Into recess x 8' 5" Max (4.67m Into recess x 2.57m Max)

A double bedroom positioned to the rear elevation with a built in cupboard.

Bedroom Three

7' 1" Max x 6' 5" Max (2.16m Max x 1.96m Max)

A single bedroom with storage over the bulkhead

Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, wc and wash hand basin.

Outside

To the front there is a small lawn and a driveway to the side providing off street parking. The rear garden is mostly laid to lawn with a paved seating area leading off the conservatory.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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Fir Tree Gardens, Leeds

- **GUIDE PRICE £190,000 £200,000**
- **CASH BUYERS**
- THREE BEDROOM SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC POSITION
- SPACIOUS ROOMS

Tenure: Freehold EPC Rating: Awaited

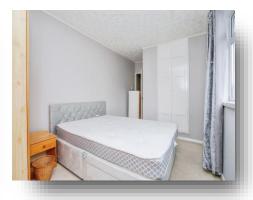
Council Tax Band: A

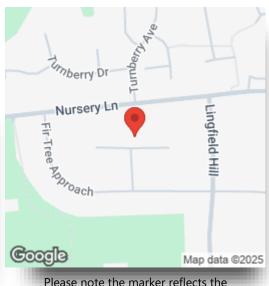
guide price

£190,000 - £200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107254



Property Ref: MRT107254 - 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.





0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire, LS17 6PY



williamhbrown.co.uk

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.