









welcome to

Brookhill Close, Leeds

A generously proportioned end-terrace home, beautifully maintained throughout and offering flexible living space. The property boasts four well-sized bedrooms, a spacious open-plan lounge and dining area, off-street parking, and a substantial rear garden.













Porch

Enter from the front into the porch with space for boots and shoes.

Hallway

With stairs leading to the first floor.

Lounge

A spacious room, open to the dining room with understairs storage space.

Kitchen

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

Dining Room

With ample space for a table and chairs and there are fully glazed sliding doors leading out to the garden.

Second Reception Room

A versatile room which could be a home office, second sitting room or playroom depending on the buyers needs.

Bedroom One

Positioned to the front elevation with space for free standing furniture.

Bedroom Two

Positioned to the front elevation with space for free standing furniture.

Bedroom Three

Positioned to the rear elevation with space for free standing furniture.

Bedroom Four

Positioned to the rear elevation with space for free standing furniture.

Bathroom

Comprising a bath with shower over and wash hand basin.

Wc

A separate wc.

Outside

To the front of the property there is a driveway providing off street parking. To the rear is a large garden mostly laid to lawn with a paved seating area leading off the dining room.





welcome to

Brookhill Close, Leeds

- SPACIOUS END TERRACE HOUSE
- FOUR GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- **OFF STREET PARKING**
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: C

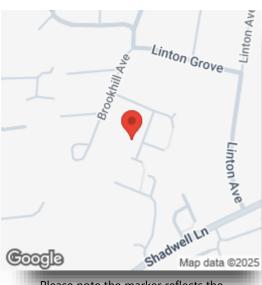
Council Tax Band: C

£330,000







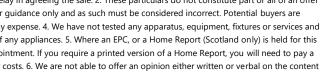


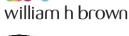
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107313



Property Ref: MRT107313 - 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 quidance 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.