



**Noster Hill, Leeds LS11 8QE**

**welcome to**

**Noster Hill, Leeds**

PUBLIC NOTICE William H Brown are now in receipt of an offer for the sum of £116,000 for 30 Noster Hill, Leeds, LS11 8QE. Anyone wishing to place an offer on this property should contact WH Brown, 80 Queen Street, Morley, Leeds, LS27 7HF before exchange of contracts.



**Please Note:**

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

**Entrance Porch**

uPVC double glazed door to the front.

**Living Room**

14' 7" x 13' 6" into recess ( 4.45m x 4.11m into recess )  
uPVC double glazed window to the front, gas central heating radiator (not tested.)

**Reception Room**

13' 1" x 11' ( 3.99m x 3.35m )  
uPVC double glazed window to the rear, gas central heating radiator (not tested.)

**Kitchen**

10' 4" x 5' 5" ( 3.15m x 1.65m )  
Has a fitted kitchen with a sink and drainer and a uPVC double glazed window and door to the rear.

**First Floor Landing**

Storage cupboard, loft access and access to all three bedrooms and house bathroom.

**Bedroom One**

11' 7" x 11' 2" into recess ( 3.53m x 3.40m into recess )  
uPVC double glazed window to the front, gas central heating radiator (not tested.)

**Bedroom Two**

10' 2" x 11' 6" ( 3.10m x 3.51m )  
uPVC double glazed window to the rear, gas central heating radiator (not tested.)

**Bedroom Three**

11' 6" x 5' 6" ( 3.51m x 1.68m )  
uPVC double glazed window to the front, gas central heating radiator (not tested.)

**House Bathroom**

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, fully

tilled walls to all visible areas, uPVC double glazed window to the rear.

**Exterior**

Garden areas to both front and rear having wall and fence boundaries.



**view this property online** [williamhbrown.co.uk/Property/MLY110273](http://williamhbrown.co.uk/Property/MLY110273)



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## Noster Hill, Leeds

- Three bedroom through terrace accommodation
- No onward chain
- In need of works
- Rear yard area
- Good access to Leeds City Centre

Tenure: Freehold EPC Rating: D

**£100,000**



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Property Ref:  
MLY110273 - 0008

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.

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.



Please note the marker reflects the  
postcode not the actual property



william h brown



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