









welcome to

Oldroyd Crescent, Leeds

THREE bedroom END TERRACE accommodation, having a cosy living room, fitted kitchen open with the reception/dining area, three bedrooms, house bathroom, on street permit parking, garden area to the front and a tiered paved garden to the rear with an outbuilding. ##Invalid Field Name##

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the living room.

Living Room

13' 11" into bay x 11' 7" (4.24m into bay x 3.53m) uPVC double glazed bay window to the front, gas feature fire with surround and hearth, gas central heating radiator and door leading through to the second reception/dining area.

Reception/Dining Area

10' 7" x 14' 7" (3.23m x 4.45m)

uPVC double glazed French doors to the side, gas central heating radiator, electric fire set within the chimney breast, understairs storage cupboard and open access into the kitchen.

Kitchen

8' 2" x 13' 9" (2.49m x 4.19m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with induction hob and fitted extractor fan, space for a fridge freezer and washing machine, uPVC double glazed window to the rear and open access through to the reception/dining area.

First Floor Landing

uPVC double glazed window to the side, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

11' 11" x 8' 11" (3.63m x 2.72m) uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)

uPVC double glazed window to the rear, gas central heating radiator, fitted storage cupboard housing the gas central heating boiler.

Bedroom Three

6' 10" x 5' 4" (2.08m x 1.63m) uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, gas central heating radiator, fully tiled walls to all visible areas and uPVC double glazed window to the rear.

Exterior

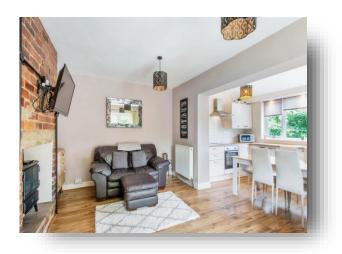
Lawn area with fence and wall boundaries to the front and to the rear is a tiered paved garden with gravel and patio areas and an outbuilding.

Outbuilding

uPVC double glazed window to the front and side and door to the side.













welcome to

Oldroyd Crescent, Leeds

- Three bedroom end terrace accommodation
- Ideal FTB/young family home
- Cosy living room
- Open kitchen/dining area
- Tiered paved garden to the rear with outbuilding

Tenure: Freehold EPC Rating: D

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/MLY110476



Property Ref: MLY110476 - 0003 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 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



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.