



Westwood Court, Leeds LS10 4PA

welcome to

Westwood Court, Leeds

THREE bedroom END TOWN HOUSE, WELL PRESENTED throughout, NO ONWARD CHAIN, perfect FTB/YOUNG FAMILY home, TWO RECEPTION ROOMS, separate KITCHEN, HOUSE BATHROOM, GARDENS to both front and rear and a SINGLE GARAGE. Having good access to motorway links.

Please Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.'

Entrance Hall

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

Living Room

14' 7" x 11' 10" (4.45m x 3.61m)

uPVC double glazed window to the front, gas central heating radiator and door leading through to the dining room.

Dining Room

10' 4" x 7' 9" (3.15m x 2.36m)

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator and door leading through to the kitchen.

Kitchen

10' 11" x 6' 11" (3.33m x 2.11m)

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, gas hob with fitted extractor fan, space for fridge and washing machine, gas central heating boiler, storage cupboard, two uPVC double glazed windows and a uPVC double glazed door to the rear.

First Floor Landing

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

Bedroom One

14' 2" x 8' 10" (4.32m x 2.69m)

uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)

uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

Bedroom Three

8' 11" x 6' (2.72m x 1.83m)

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

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

Exterior

Single garage with up and over door, lawned garden to the front with fence and wall boundaries and to the rear is a lawned garden with a patio area, mature plants and shrubs and having wall boundaries.





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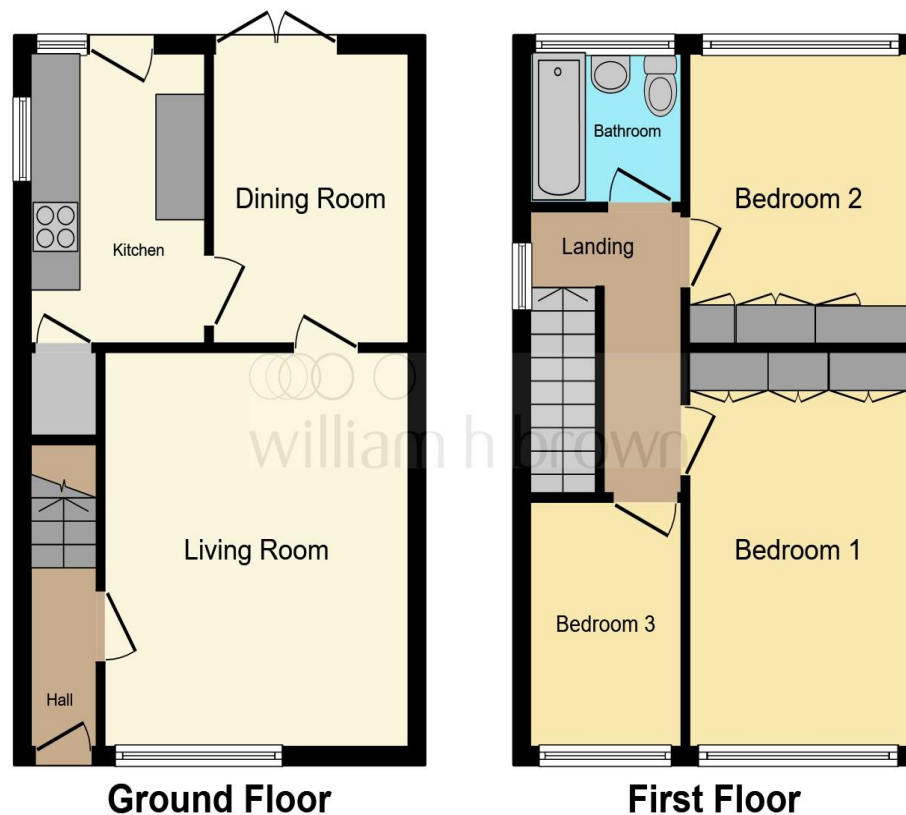
Westwood Court, Leeds

- Three bedroom end town house
- No onward chain
- Modern fitted kitchen
- Single garage
- Gardens to front and rear

Tenure: Freehold EPC Rating: D

offers in the region of

£180,000



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

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Property Ref:
MLY110673 - 0003

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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.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk