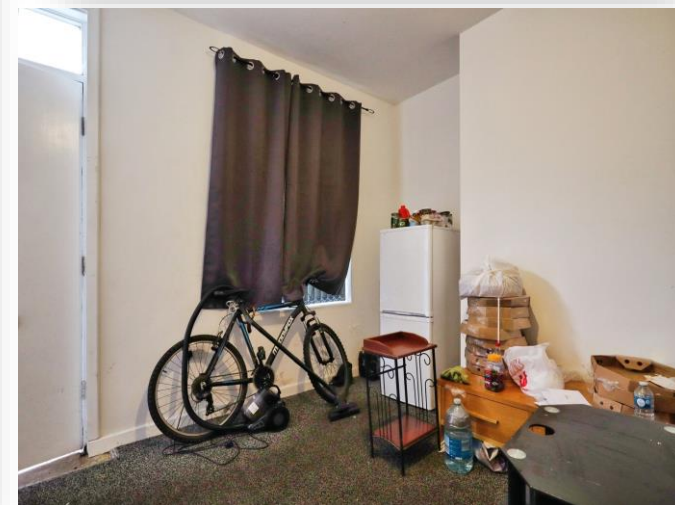




Woodview Terrace, Leeds LS11 6LF

welcome to

Woodview Terrace, Leeds

**** TO BE SOLD with SITTING TENANTS **** PERFECT INVESTMENT OPPORTUNITY to purchase this TWO bedroom end terrace accommodation, situated in Leeds 11 and having great access into Leeds City Centre.

Living Room

13' 1" x 12' 11" (3.99m x 3.94m)

uPVC double glazed door and window to the front, gas central heating radiator, access to the staircase and door leading through to the kitchen.

Kitchen

10' MAX x 6' 9" (3.05m MAX x 2.06m)

Has a fitted kitchen with a range of base units with work surfaces over, incorporating sink and drainer with mixer tap, electric oven, induction hob, space for a washing machine and fridge freezer, gas central heating boiler, uPVC double glazed window to the front and access to the cellar.

First Floor Landing

Access to bedroom one and the house bathroom. Stairs leading to bedroom two.

Bedroom One

13' 1" MAX x 12' 10" (3.99m MAX x 3.91m)

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

Bathroom

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

Second Floor Bedroom Two

8' 10" x 18' 3" MAX (2.69m x 5.56m MAX)

uPVC double glazed window, gas central heating radiator.





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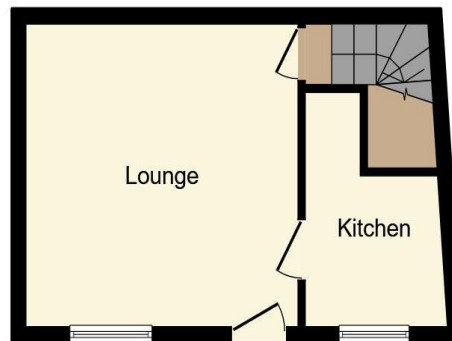
Woodview Terrace, Leeds

- Two bedroom end terrace accommodation
- Perfect investment opportunity
- To be sold with sitting tenants
- Good access to Leeds City Centre
- Separate kitchen & basement cellar

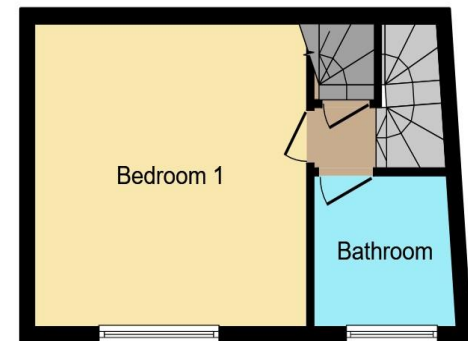
Tenure: Freehold EPC Rating: D

Council Tax Band: A

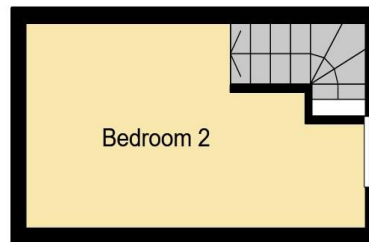
£125,000



Ground Floor



First Floor



Second Floor

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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:
MLY110913 - 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.

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.

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