



Burgundy Crescent, Churwell LEEDS LS27 7ZG

welcome to

Burgundy Crescent, Churwell LEEDS

FANTASTIC TWO BEDROOM MID TOWN HOUSE, MODERN and WELL PRESENTED throughout, OPEN PLAN LIVING KITCHEN, DOWNSTAIRS WC, TWO BEDROOMS, HOUSE BATHROOM, PARKING to the front for TWO CARS and an ENCLOSED LAWNED GARDEN to the rear.

Entrance Hall

Composite door to the front, gas central heating radiator. Access to the downstairs WC and living kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, heated towel rail.

Open Plan Living Kitchen

27' 11" x 13' 4" (8.51m x 4.06m)

A fabulous sized open plan living kitchen with a fitted kitchen comprising of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge freezer and washing machine, storage cupboard, two gas central heating radiators, uPVC double glazed window to the front, uPVC double glazed door to the rear.

First Floor Landing

Access to both bedrooms and the house bathroom.
Access to the loft.

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

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

Bedroom Two

8' 2" x 13' 4" (2.49m x 4.06m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls.

Exterior

Parking to the front for two cars and benefiting from an EV charger and to the rear is an enclosed lawned garden with patio area, perfect space to enjoy the summer months.

Please Note:

There is a green space maintenance fee of £200 per annum.





view this property online williamhbrown.co.uk/Property/MLY111413



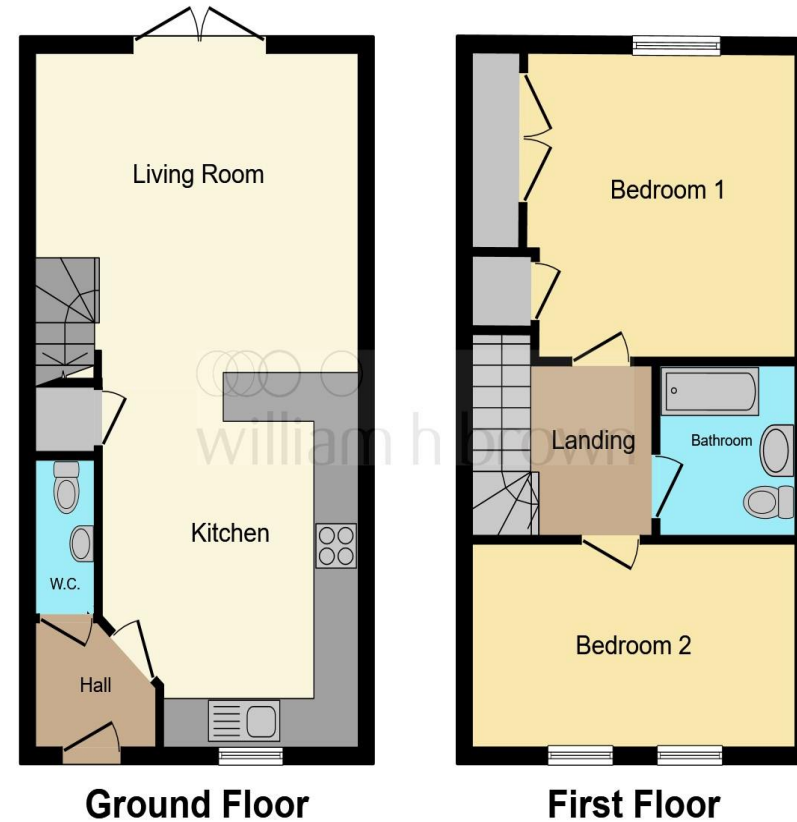
welcome to

Burgundy Crescent, Churwell LEEDS

- Two bedroom mid town house
- Modern and well presented throughout
- Open plan living kitchen
- Downstairs WC
- Enclosed rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£240,000



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/MLY111413



Property Ref:
MLY111413 - 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 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.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk