









welcome to

Seaforth Avenue, Leeds

A surprisingly spacious three double bedroom back to back terraced property, located on a quiet and popular residential street, yet within easy reach of excellent local amenities on Harehills Lane. Being ideal for the investment market,

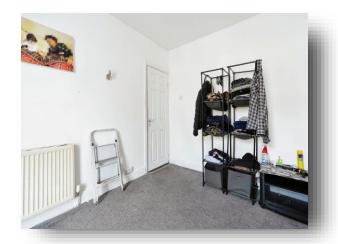
Early viewing highly recommended.













Dining Kitchen

14' 6" x 13' 8" (4.42m x 4.17m)

Window to the front and hardwood front entrance door. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under, plumbing for washing machine and stainless steel sink unit. Ceiling light and coving, wall mounted gas fire and staircase to the first floor.

Sitting Room

13' 9" x 10' 3" (4.19m x 3.12m)

Window to the side. Ceiling light, coving and two wall light points. Wall mounted gas fire and telephone point.

Bedroom One

13' 8" x 11' 6" (4.17m x 3.51m)

Window to the front, ceiling light and fitted wardrobes.

Bathroom

Obscured window to the front. Panelled bath, low suite wc and pedestal wash basin. Part tiled and ceiling light.

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Velux roof light to the front, ceiling light.

Bedroom Three

 $13' 4" \times 10' 10" (4.06m \times 3.30m)$ Window to the side, ceiling light.





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Seaforth Avenue, Leeds

- CASH BUYERS ONLY
- Two Reception Rooms
- Three Double Bedrooms
- Close to Local Amenities
- Early Viewing Recommended

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£120,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK108462



Property Ref: OAK108462 - 0005 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 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



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.