





welcome to

Upland Crescent, Leeds

Located in the heart of LS8, we are pleased to bring to market a well maintained three-bedroom semi-detached property. Within proximity to the coveted Roundhay Park, Leeds Golf Course and popular school choices, this is an excellent opportunity for families looking a small project!





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The property briefly comprises; an entrance hall, two spacious reception rooms featuring fireplaces, and a kitchen. The first-floor hosts three bedrooms a family bathroom and a separate WC. The property benefits from an insulated loft, a shed, front and rear gardens, a brick garage, as well as a large driveway. Windows are double glazed throughout.

The location boasts excellent transport links to Leeds City Centre, East Leeds Orbital and easy access to the motorways. With an abundance of restaurants, takeaways, bars and children's play facilities this is an excellent place to raise children.

Early viewing is highly recommended!

Lounge

Dining Room

Kitchen

Bedroom One

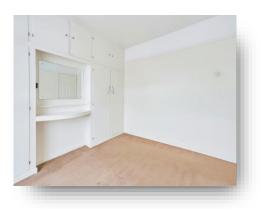
Bedroom Two

Bedroom Three

Bathroom

W.C

External











welcome to

Upland Crescent, Leeds

- Three Bedroom
- Semi-Detached
- Front & Rear Garden
- Large Driveway
- Two Reception Rooms

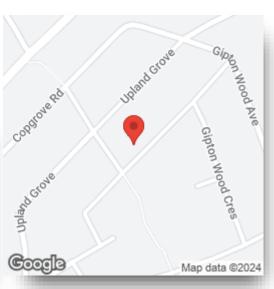
Tenure: Freehold EPC Rating: Awaited

£260,000









Please note the marker reflects the postcode not the actual property

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Property Ref: OAK108522 - 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.





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