

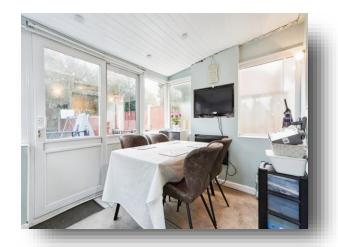
Wykebeck Valley Road, Leeds LS9 6PB

welcome to

Wykebeck Valley Road, Leeds

This charming 3-bedroom semi-detached, on Wykebeck Valley Road, offers a perfect blend of comfort and convenience. This home features a spacious driveway, front garden, and a generous rear garden, this property provides ample outdoor space for family living.













Lounge

Irregular Shaped Room x (x)
Double glazed windows to front, Gas fire with laminate flooring and a radiator.

Kitchen

Irregular Shaped Room $\,x\,(\,x\,)\,$ Kitchen with plenty of cupboard space along with a gas hob, oven and sink. This room also gives access to the downstairs WC and conservatory.

Conservatory

Irregular Shaped Room \times (\times) An additional space on the property which allows access to the rear garden.

Downstairs Wc

Fantastic additional toilet making family living so much easier. This room includes a toilet, wash basin and radiator.

Bedroom One

Double glazed windows to front, carpet and radiator. This room also benefits from built in wardrobes making storage much easier.

Bedroom Two

Double glazed window to the rear, carpeted and has a radiator.

Bedroom Three

Double glazed window to the front, carpeted, a radiator and benefits from built in wardrobes providing ample storage space.

Bathroom

Double glazed window to the rear, W/C, wash basin with cupboard under, heated towel rail, laminate flooring and a bath with shower over.

Rear Garden

Patio and lawned, access to the outhouse

Summerhouse

Electricity and light





welcome to

Wykebeck Valley Road, Leeds

- SEMI DETACHED
- THREE BEDROOM
- DRIVEWAY FOR PARKING
- **CONSERVATORY TO REAR**
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

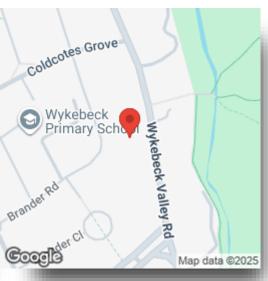
offers over

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109020



Property Ref: OAK109020 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





0113 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk

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