









welcome to

Harehills Park View, LEEDS

This two-bedroom semi-detached home in Harehills Park View offers practical living with a WRAPAROUND GARDEN, GARAGE, and PRIVATE DRIVEWAY for secure parking. Well-connected to local amenities, it's a great opportunity for buyers seeking space and convenience.













Property Information Ground Floor Entrance Hall

The entrance hall features a handy storage cupboard and a staircase leading to the first floor, seamlessly connecting the home's living spaces. Access to the kitchen and dining room.

Lounge

The lounge is a bright and airy space, featuring double-glazed window at the rear, a bay window to the front, carpeting, and a radiator for added warmth and comfort.

Dining Room

The dining room offers seamless access to the entrance hall and lounge, featuring a double-glazed window to the front, carpeting, a radiator for warmth, and a door leading to the rear for easy outdoor access.

Kitchen

The kitchen is a bright and functional space, featuring a double-glazed window to the rear, a stainless steel sink and drainer, a glass roof allowing natural light to flood in, base units for storage, and a wall-mounted boiler for convenience.

First Floor Landing

The landing features a staircase leading to the ground floor and a double-glazed window to the front, allowing natural light to brighten the space.

Bedroom One

Bedroom One is a spacious and comfortable double bedroom, featuring double-glazed windows at both the front and rear, carpeting, and a radiator for warmth and coziness.

Bedroom Two

Bedroom Two is a double bedroom, featuring double-glazed windows at both the front and rear, soft carpeting, and a radiator for added warmth and comfort.

Bathroom

The bathroom is a practical space, featuring a double-glazed window to the rear, a WC, wash basin, bath, lino flooring, radiators for warmth, and tiled walls for an easy-to-maintain finish.

External

The property boasts a wraparound garden, offering plenty of outdoor space, along with a gated entrance.

Garage

The property features a private driveway leading to a garage, with a gated entrance from the side road, ensuring secure and convenient access.





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Harehills Park View, LEEDS

- 2 Bedrooms
- Garage and Driveway
- Wraparound garden
- Spacious Lounge with bay window
- Close to local amenties

Tenure: Freehold EPC Rating: Awaited

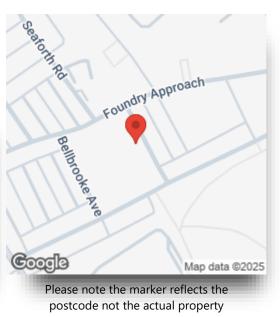
Council Tax Band: A

£175,000









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Property Ref: OAK109080 - 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.





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