

Elford Place East, Leeds LS8 5QB







welcome to

Elford Place East, Leeds

A four bedroom through mid terrace property which is well presented and conveniently situated for a host of amenities. Internal viewing is strongly recommended.





A substantial four bedroom through mid terrace home which is situated next to a park and with a range of local amenities within walking distance, while the property is also within easy reach of hospitals and the city centre. This home briefly comprises; ground floor, bay fronted sitting room, dining room, kitchen, basement room, first floor, landing, two double bedrooms and the house bathroom, second floor, two further double bedrooms. Externally there is a forecourt to the front and a yard to the rear. Internal viewing is strongly recommended of this lovely family home.

68 Elford Place East

Ground Floor

Sitting Room 15' 2" Into bay x 12' (4.62m Into bay x 3.66m)

Inner Hallway

Dining Room 13' 3" x 12' 1" (4.04m x 3.68m)

Kitchen 12' x 5' 4" (3.66m x 1.63m)

Basement

First Floor

Landing

Bedroom 1 12' 8" x 12' (3.86m x 3.66m)

Bedroom 2 10' 9" x 6' 2" (3.28m x 1.88m)

Bathroom

Second Floor

Bedroom 3 13' 5" Max x 12' 1" (4.09m Max x 3.68m)

Bedroom 4 12' 1" x 12' (3.68m x 3.66m)

Outside

Outside









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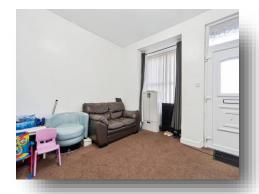
welcome to

Elford Place East, Leeds

- Through Terrace House
- Four Bedrooms
- Two Reception Rooms
- Basement
- Front and Rear Yards

Tenure: Freehold EPC Rating: D Council Tax Band: C

£175,000



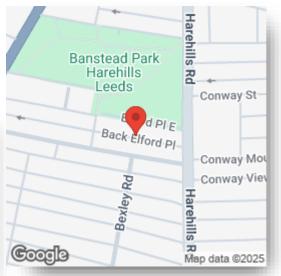


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Property Ref: OAK106543 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property

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