



Shakespeare Lawn, Leeds LS9 7UL

welcome to

Shakespeare Lawn, Leeds

The property offers a handy utility room, low-maintenance garden, gated driveway. This well-maintained two-bedroom mid-terrace home features a spacious through lounge with dining space and French doors, a kitchen with built-in hob and oven, and separate bath and WC.



Ground Floor

Entrance Hallway

4' x 7' 11" (1.22m x 2.41m)

Entrance hallway comprises electric storage heater, uPVC rear door, double glazed window and carpeted.

Lounge

21' 11" x 10' 11" (6.68m x 3.33m)

The living room comprises a double glazed window to the rear, laminate floor, patio doors to the front and electric fire and storage heater.

Kitchen

9' 11" x 7' 9" (3.02m x 2.36m)

The kitchen leads off of the utility room and has a vinyl floor, double glazed door to the front. There is plumbing for a washing machine, wall and base units, 1 and a half sink and drainer. There is an electric hob, oven and extractor fan above. The splash back is tiled.

Utility Room

7' 5" x 7' 10" (2.26m x 2.39m)

There is a vinyl floor, wall and base units, free standing fridge freezer and worktops.

First Floor

Landing

The landing is carpeted, loft hatch and a store cupboard with water tank in situ.

Bedroom 1

9' 6" x 16' (2.90m x 4.88m)

Comprising of electric radiator, store cupboard/walk in wardrobe, laminated floor and a double glazed window to the rear.

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom comprises double glazed window to front and carpeted throughout.

Bathroom

The bathroom has a double glazed window to the front, a panel bath with overhead electric shower and

pedestal sink unit. The walls and floor are fully tiled.

Toilet

Fully tiled, toilet and double glazed to the front.

Outside

Outside there is garden to the front with patio and gravel area and a shed/outbuilding.



view this property online williamhbrown.co.uk/Property/OAK109259



welcome to

Shakespeare Lawn, Leeds

- Two Bedroom Mid-Terrace
- Large Lounge
- Private Driveway
- Low Maintenance Garden
- Seperate Outbuilding

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

offers over

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109259



Property Ref:
OAK109259 - 0006

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.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk