









welcome to

Lambton Terrace, LEEDS

Internal viewing is a must! NO ONWARD CHAIN! In need of modernisation throughout. Accommodation over four floors with useful cellar.

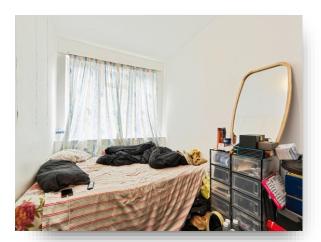












Lambert Terrace Ground Floor Lounge

12' 4" x 13' 8" (3.76m x 4.17m)

A spacious lounge with fire place, radiator and window. Stairs to the first floor.

Kitchen

5' 5" x 10' 6" (1.65m x 3.20m)

A range of wall and base units, sink with mixer tap, gas hob, oven and plumbing for dishwasher. Window to the front and stairs to the cellar

First Floor Bedroom One

11' 6" x 13' 1" (3.51m x 3.99m)

A double bedroom with fitted wardrobes, radiator and window

Bathroom

The bathroom comprise; bath with shower attachment. wc, wash basin, heated towel rail and window

Second Floor Bedroom Two

6' 5" x 9' 4" (1.96m x 2.84m) Double bedroom with radiator and window

Bedroom Three

 $8' \times 7' \ 8'' \ (2.44m \times 2.34m)$ Bedroom with radiator and window

Cellar

with stairs from the kitchen giving access to the cellar an ideal space for storage





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Lambton Terrace, LEEDS

- NO ONWARD CHAIN
- THREE BEDROOMS
- POPULAR RESIDENTIAL AREA
- OVER FOUR FLOORS
- GREAT OPPORTUNITY

Tenure: Freehold EPC Rating: E

Council Tax Band: A

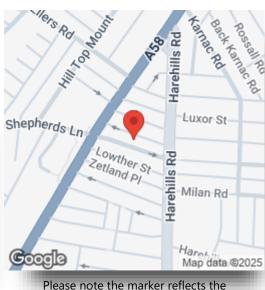
offers in the region of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109310



Property Ref: OAK109310 - 0003 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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