



Seaforth Terrace, Leeds LS9 6AE

welcome to

Seaforth Terrace, Leeds

The ground floor comprises a welcoming hallway, a spacious lounge, a separate dining room, and a fitted kitchen. Four bedroom mid-terrace home with accommodation over three floors and additional cellar space. Internal viewing is a must - this is sure to appeal to a number of buyers.



Seaforth Terrace

Ground Floor

Entrance Hallway

Door to the front opening into the hallway with stairs up to the first floor, laminate flooring and radiator

Lounge

14' 11" into bay x 9' 8" (4.55m into bay x 2.95m)

A generous lounge with laminate flooring, radiator and bay window to the front

Dining Room

12' 3" x 13' (3.73m x 3.96m)

A separate dining room with radiator, laminate flooring, window to the rear and stairs to the lower ground floor.

Kitchen

11' 7" x 5' 6" (3.53m x 1.68m)

The fitted provides a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap, space for fridge freezer, gas hob and oven. Door to side and window to the side.

First Floor

Bedroom One

12' 9" x 13' 1" (3.89m x 3.99m)

A double bedroom with laminate flooring, radiator and two windows.

Bedroom Four

9' 8" x 9' 1" (2.95m x 2.77m)

Laminate flooring, radiator and window to the rear

Shower Room

The wet room comprises; electric shower, wc, vanity unit, towel rail and window to the rear

Second Floor

Bedroom Two

12' 3" x 13' 1" (3.73m x 3.99m)

A good sized double bedroom with laminate flooring, radiator and window

Bedroom Three

12' 10" x 11' 10" (3.91m x 3.61m)

Radiator, laminate flooring and window to the front

Lower Ground Floor

Cellar ideal for storage



view this property online williamhbrown.co.uk/Property/OAK109236



welcome to

Seaforth Terrace, Leeds

- Four Bedroom Home
- Accommodation over 3 Floors
- Versatile Rooms Throughout
- Popular Residential Area
- Cellar for Storage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109236



Property Ref:
OAK109236 - 0002

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