

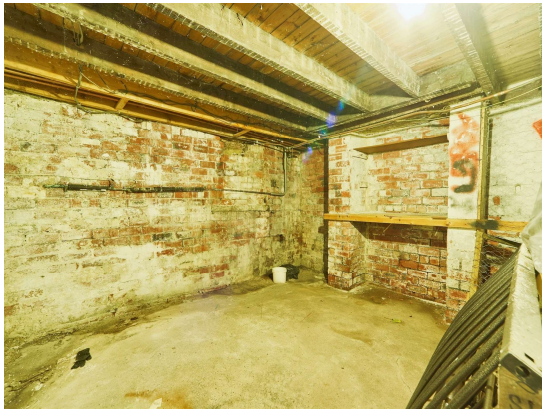


Roseville Road, Leeds LS8 5DT

welcome to

Roseville Road, Leeds

On offer is this four-bedroom mid-terrace property, providing generous living space arranged across three floors and complemented by a spacious cellar. The home also benefits from an enclosed rear yard. Conveniently located close to a wide range of shops and amenities.



Roseville Road Lounge

The front door opens directly into the lounge, which is well proportioned and features a front double-glazed window along with carpet flooring.

Kitchen / Diner

The kitchen/dining area is located at the rear of the property and is accessed from the lounge. It features a rear double-glazed window and a door leading out to the yard. The space is generously sized, fitted with wall and base units, a sink and drainer, and plumbing for a washing machine. A further door within the kitchen provides access to the upstairs of the property.

Bedroom One

Bedroom One is positioned at the front of the property on the first floor. It features a double-glazed window, a fitted radiator, and a built-in cupboard, while offering generous space throughout.

Bedroom Four

Bedroom Four is located on the first floor and features a rear window along with a fitted radiator.

Bathroom

Situated on the first floor, the bathroom includes a rear double-glazed window and is complete with a toilet, washbasin, and a bath with overhead shower.

Bedroom Two

Located at the rear of the property on the second floor, Bedroom Two benefits from a double-glazed window, fitted radiator, and generous proportions.

Bedroom Three

Bedroom Three is positioned at the front of the property on the second floor. It features a front double-glazed window, a fitted radiator, and offers generous proportions.

Cellar

The cellar provides additional space, conveniently accessed through a door in the kitchen/diner.

Outdoors

To the rear of the property is an enclosed yard,



view this property online williamhbrown.co.uk/Property/OAK107696



welcome to

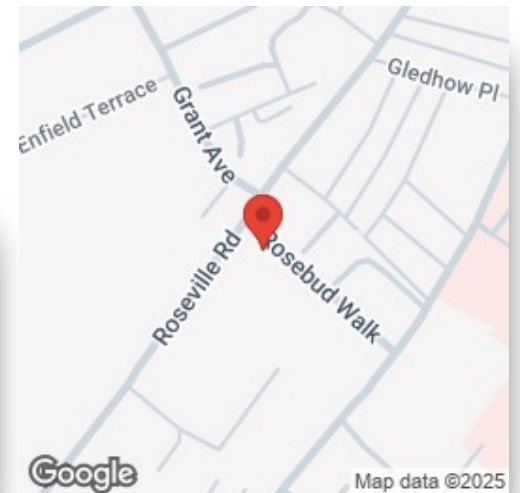
Roseville Road, Leeds

- MID TERRACE
- FOUR BEDROOM
- REAR YARD
- LARGE CELLAR SPACE
- NO ONWARD CHAIN

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

offers in the region of

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK107696



Property Ref:
OAK107696 - 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