









welcome to

Bellbrooke Place, Leeds

On offer is this three-bedroom mid-terrace through property, featuring both front and rear yards. The home provides spacious living throughout and presents excellent potential for further improvement. It is conveniently located close to a variety of shops, with easy access to public transport.













Bellbrook Place Ground Floor Lounge

Upon entering through the main door, you step directly into the lounge featuring a front double-glazed window, laminate flooring, and a fitted media fire on the wall.

Dining Room

Towards the rear of the property is a spacious dining room featuring a double-glazed window, fitted radiator, and laminate flooring. It is currently used as a dining area, though the space is versatile enough to serve a variety of purposes.

Kitchen

The kitchen is situated at the rear of the property and features a double-glazed window along with a door providing access to the outside. It is fitted with a range of wall and base units, an integrated gas hob and oven, a sink with drainer, and plumbing for a washing machine. The space is finished with tiled flooring.

First Floor Bedroom Two

Located on the first floor, bedroom two features a front double-glazed window and a fitted radiator. It is a good-sized room, finished with carpet flooring.

Bedroom Three

Located on the first floor, bedroom three is the smallest of the three rooms. It features a double-glazed window, a fitted radiator, and is finished with carpet flooring.

Bathroom

The bathroom is located at the rear of the property and features a double-glazed window and a fitted radiator. It includes a bath, toilet, and wash basin.

Second Floor Bedroom One

Bedroom one is located on the second floor, with direct access from the staircase. It features a front

double-glazed window, carpet flooring, and offers good amount of space.

Outside

The front of the property features a small enclosed yard with a brick wall, and there is also a yard to the rear.





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Bellbrooke Place, Leeds

- MID TERRACE THROUGH
- THREE BEDROOM
- FRONT AND REAR YARD
- SPACIOUS ROOMS THROUGHOUT
- GOOD PUBLIC TRANSPORT LINKS NEAR BY

Tenure: Freehold EPC Rating: E

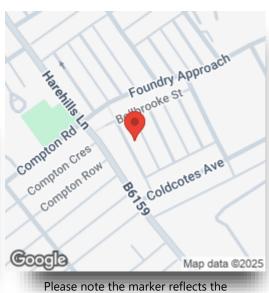
Council Tax Band: A

£140,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109505



Property Ref: OAK109505 - 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 quidance 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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