



Barden Terrace, Leeds LS12 3EG

welcome to

Barden Terrace, Leeds

22 Barden Terrace LS12 3EG

We are acting in the sale of the above property and have received an offer of £80,000



Barden Terrace

William H Brown are pleased to present for sale this TWO BEDROOM, MID-TERRACE, BACK TO BACK PROPERTY situated in LS12.

The TWO BEDROOM property offers a GREAT INVESTMENT OPPORTUNITY for buyers looking to create a home through a FULL REFURBISHMENT or FIRST TIME BUYERS LOOKING FOR A PROJECT. OFFERING ON-STREET PARKING the property is situated close to local amenities and offers GOOD TRANSPORT AND COMMUTER LINKS to LEEDS and THE SURROUNDING AREAS.

Lounge

13' 7" x 12' 5" (4.14m x 3.78m)

Offering a double-glazed window to the front of the property. One radiator

Kitchen

5' 8" x 10' 1" (1.73m x 3.07m)

One double-glazed window to the front of the property. The kitchen offers a stainless steel sink. One radiator.

Bedroom 1

13' 8" x 10' 6" (4.17m x 3.20m)

One double-glazed window to the front of the property. One radiator.

Bedroom 2

17' 5" x 9' 3" (5.31m x 2.82m)

The loft bedroom offers one double-glazed window to the front of the property. One radiator.

Bathroom

The bathroom offers a wash basin, wc and space for a bath. Boiler in cupboard. One double-glazed window to the front of the property.

Outside Area

On street parking.



view this property online williamhbrown.co.uk/Property/PDY113120



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Barden Terrace, Leeds

- TWO BED MID-TERRACE, BACK TO BACK PROPERTY
- FULL REFURBISHMENT REQUIRED
- EPC RATING E - POTENTIAL EPC RATING B
- GREAT INVESTMENT OPPORTUNITY
- OFFERING GOOD TRANSPORT AND COMMUTER LINKS TO LEEDS AND SURROUNDING AREAS

Tenure: Freehold EPC Rating: E

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY113120 - 0010

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.



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