

Cobden Road, Wortley Leeds LS12 5LB



welcome to

Cobden Road, Wortley Leeds

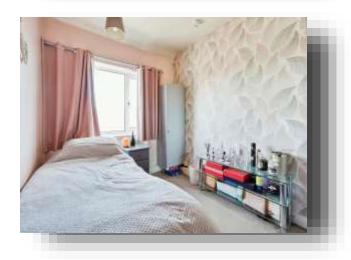
A good landlord opportunity to purchase this three bedroom modern terraced property in Wortley with a good sized rear garden that has decking and a useful shed.

Please telephone our Pudsey office to arrange an internal viewing.













Cobden Road

Through terraced property briefly comprising of Entrance Hall, Lounge, Kitchen, Three Bedrooms, Bathroom, Garden.

Entrance Hall

3' 4" x 3' ($1.02m \times 0.91m$) Front entrance door leading to the welcoming entrance hall with carpet and central heating radiator.

Lounge

24' x 13' (7.32m x 3.96m)

Spacious living room which enjoys plenty of natural light from the dual aspect double glazed windows, feature fireplace to the chimney breast recessed to both sides, carpet and 2 central heating radiators.

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

With wall hung, drawer and base units with worktop surfaces over, shelving, hob, oven and extractor fan above, sink with drainer, plumbing for washer, laminate flooring, double glazed windows to the rear and central heating radiator.

Landing

9' 6" x 6' 4" (2.90m x 1.93m) Staircase to the first floor being carpeted, access to the loft.

Bedroom 1

13' 1" x 9' 7" ($3.99m \times 2.92m$) Good sized master bedroom with double glazed windows to the front, laminate flooring and central heating radiator.

Bedroom 2

10' 6" x 9' 8" ($3.20m\ x\ 2.95m$) Double glazed windows to the rear elevation, carpet and central heating radiator.

Bedroom 3

10' 1" x 6' 5" (3.07m x 1.96m) Double glazed windows to the front elevation, carpet



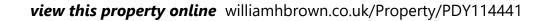
and central heating radiator.

Bathroom

8' 3" x 5' 4" (2.51m x 1.63m) Corner bath with shower, low flush WC, wash hand basin, tiled flooring and frosted double glazed window.

Garden

Enclosed family garden with decking perfect to enjoy the summer months. Useful shed.





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Cobden Road, Wortley Leeds

- Three Bedroom Through Terraced Property
- Private Rear Garden
- On-Street Parking
- Landlord Opportunity
- Currently Tenanted

Tenure: Freehold EPC Rating: D

£150,000



view this property online williamhbrown.co.uk/Property/PDY114441



Property Ref: PDY114441 - 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.

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Awaiting Photograp

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Please note the marker reflects the

postcode not the actual property



williamhbrown.co.uk