

Green Hill Road, Leeds LS12 3QA



# welcome to

## **Green Hill Road, Leeds**

Fantastic opportunity to purchase this semi detached property seldom coming to the market. This renovation opportunity is sure to appeal to a range of buyers so please contact our Pudsey office in order to arrange an internal viewing.













#### **Green Hill Road**

Semi detached property briefly comprising of Entrance Hall, Lounge, Dining Room, Three Bedrooms, Bathroom, Gardens.

#### **Entrance Hall**

Front entrance door leading to the entrance hall with carpet and central heating radiator.

#### Lounge

18' 3" x 11' 9" (5.56m x 3.58m) Large family room with carpet, double glazed window to the front and rear, feature fireplace with gas fire, two radiators.

#### **Dining Room**

12' 3" x 11' 9" ( $3.73m \times 3.58m$ ) The dining room is a good sized room with carpet, double glazed window to the front elevation, central heating radiator, gas fire to brick feature wall.

#### Kitchen

10' 3" x 5' 6" ( 3.12m x 1.68m ) With wall hung, drawer and base units, worktop surfaces over, stainless steel sink with drainer, double glazed window to the rear elevation. wall hung boiler, space for cooker and plumbing for washer, useful pantry cupboard.

#### Landing

Staircase rising to the first floor.

#### **Bedroom One**

14' 2" x 11' 8" ( 4.32m x 3.56m ) Double bedroom with carpet, double glazed window to the front elevation and central heating radiator.

#### **Bedroom Two**

11' 8" x 11' 8" ( 3.56m x 3.56m ) Double bedroom with carpet, double glazed window to the front and central heating radiator.

#### **Bedroom Three**

 $8^{\prime}$  9" x 7'  $\,$  ( 2.67m x 2.13m ) With carpet and double glazed window.

# **Bathroom**

10' x 8' 5" (  $3.05m \times 2.57m$  ) With tiled flooring, frosted double glazed window to the rear elevation, bath with shower over, wash hand basin, useful storage cupboard, low flush WC, radiator and having part tiled walls.

#### Garage

The garage has power and lights.

#### External

Lawned to the front and having off street parking to the long driveway. To the rear is a patio and laid to lawn.





### welcome to

# **Green Hill Road, Leeds**

- Three Bedroom Semi Detached Property •
- **Two Reception Rooms**
- Driveway & Garage
- Good Transport Links
- Offered with No Chain .

Tenure: Freehold EPC Rating: Awaited

# £260,000



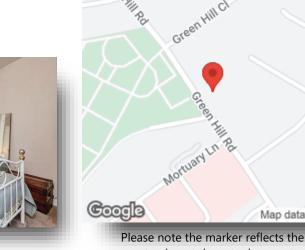


### view this property online williamhbrown.co.uk/Property/PDY114841



Property Ref: PDY114841 - 0003 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.



Green Hill Rd

postcode not the actual property

Map data ©2024

william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk

4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD



williamhbrown.co.uk