









welcome to

Prospect View, Leeds

GUIDE PRICE £160,000 - £170,000

A WELL PRESENTED modern terraced, which is offered for sale with NO ONWARD CHAIN. Situated within a TUCKED AWAY residential area close to













Propect View Lounge

12' 7" x 13' (3.84m x 3.96m)

New UPVC Double glazed window to the front and carpet.

Kitchen

8' x 12' 7" (2.44m x 3.84m)

Featuring two double glazed windows to the rear, tiled flooring and doors to the garden. Complete with a new oven, stainless steel sink and plenty of storage.

Bedroom One

9' 6" x 11' 7" (2.90m x 3.53m)

New UPVC Double glazed window to the front, built in wardrobe and carpet.

Bedroom Two

6' 9" x 114' (2.06m x 34.75m)

Double glazed window to the rear, and carpet.

Bathroom

Double glazed window to the rear, electric shower, bath, handwash basin, and WC. There is also linoleum flooring and a heated rail.

External

There is one allocated parking spot, and a low maintanence paved garden with a grassed area which offers plenty of privacy.





welcome to

Prospect View, Leeds

- GUIDE PRICE £160,000 £170,000
- Two Bedrooms
- Front & Rear Garden
- Allocated Parking Space
- Perfect for First Time Buyers

Tenure: Freehold EPC Rating: C

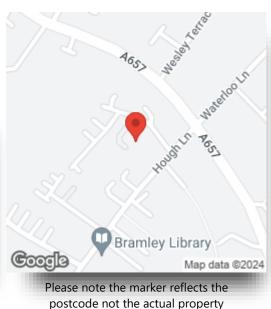
guide price

£160,000









view this property online williamhbrown.co.uk/Property/PDY114861



Property Ref: PDY114861 - 0011 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.

an offer are ices and for this o pay a content





0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.