







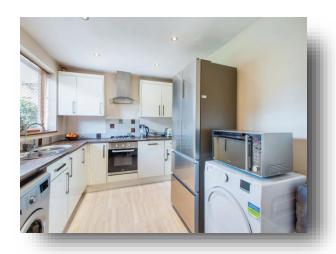


welcome to

Wolley Court, Leeds

A spacious terraced family home improved by the current owners with large gardens in a quiet cul-de-sac. Located in a sought-after village near Lawns Park Primary and Farnley Academy with good local facilities.













Wolley Court

Mid terraced house briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Bathroom, gardens.

Entrance Hall

Front entrance door leading to the entrance hall with laminate flooring.

Lounge

16' 8" x 11' 11" (5.08m x 3.63m)

With French doors to the garden and double glazing windows, this spacious room is flooded with light, with beautiful cornices, central heating radiator and laminate flooring.

Kitchen Diner

11' 1" x 8' 11" (3.38m x 2.72m)

Well designed Ideal kitchen only 5 years old with wall hung, drawer and base units and complimentary worktop surfaces over, oven, hob and extractor fan, laminate flooring, sink with drainer, plumbing for washer, plumbing for dishwasher and space for fridge freezer, central heating radiator and double glazed windows to the front elevation.

Landing

Staircase rising to the first floor, carpet, loft access.

Loft

Boarded and insulated.

Bedroom One

10' 3" x 9' 8" (3.12m x 2.95m)

Good sized master bedroom with carpet, central heating radiator and double glazed windows to the rear.

Bedroom Two

11' 2" x 7' 1" (3.40m x 2.16m)

With double glazed windows to the front elevation, central heating radiator and carpet.

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

With wooden floor panels effect, central heating radiator and double glazed windows to the rear elevation.

Bathroom

7' x 5' 2" (2.13m x 1.57m)

Bath with electric shower, wash basin, low flush WC, part tiled walls, heated towel rail and frosted double glazed window.

External

With grass and paved path to the front entrance. Useful shed.

The enclosed private rear garden has decking, lawn and patio to the rear with a paved corner sitting area ideal for enjoying the summer months. The large garden would be ideal for children's play. On street parking on the cul-de-sac.





welcome to

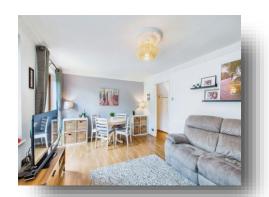
Wolley Court, Leeds

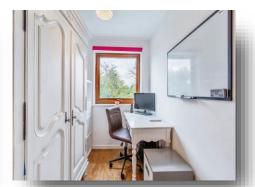
- Three Bedroom
- Mid Terrace Property
- New Flat Roof Fitted By Current Owner
- Boarded & Insulated Loft
- Large Gardens

Tenure: Freehold EPC Rating: D

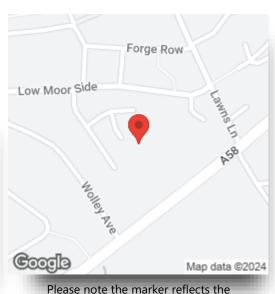
offers in the region of

£190,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY113043



Property Ref: PDY113043 - 0004 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.



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.