



Pinder Street, Leeds LS12 5LH

welcome to

Pinder Street, Leeds

PUBLIC NOTICE

12 PINDER STREET, WORTLEY, LEEDS LS12 5LH

We are acting in the sale of the above property and have received an offer of £105,500.



Property Information

This property presents a golden opportunity for savvy investors seeking a blend of comfort, style, and potential growth. Don't miss out on making this your next successful investment! With excellent transport links from the Ring Road and motorway network. Sold as seen and offered with no chain.

Lounge

13' 8" max x 12' 2" max (4.17m max x 3.71m max)
Laminate floor, double glazed window to the front elevation, radiator.

Kitchen

11' 8" max x 5' 9" max (3.56m max x 1.75m max)
Wall, drawer and base units, sink with drainer, gas hob, plumbing for washer.

Cellar

Accessed from the kitchen.

Bedroom 1

13' 8" max x 11' 7" max (4.17m max x 3.53m max)
Double bedroom to the first floor with double glazed window to the front elevation, laminate flooring, radiator.

Bathroom

8' 11" max x 6' 3" max (2.72m max x 1.91m max)
With bath, wash basin and WC, tiled floor and walls, frosted glazed window, radiator.

Bedroom 2

16' 5" max x 9' 1" to recess (5.00m max x 2.77m to recess)
Large double to the second floor.

External External

Enclosed garden to front.



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Pinder Street, Leeds

- NO CHAIN
- Good Ring Road access
- Two double bedroom
- Garden Fronted Back To Back
- Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115526



Property Ref:
PDY115526 - 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.



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