



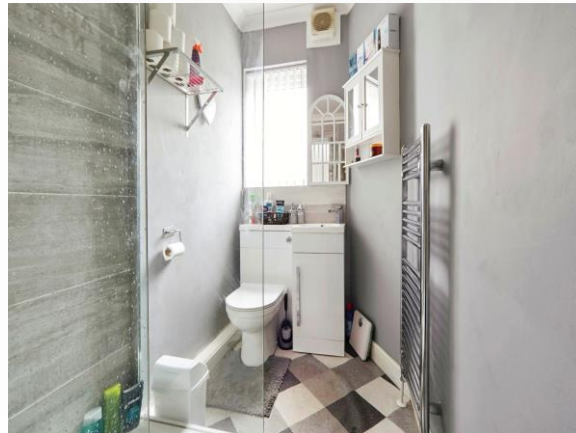
Eggleston Street, Leeds LS13 1JR

welcome to

Eggleston Street, Leeds

Very well presented two bedroom terraced property in Rodley, Leeds which is only a short drive from the shops and amenities of Farsley and Bramley.

This home would suit the first time buyer, investor or small family. Please contact our Pudsey office to arrange your viewing.



Eggleston Street

Terraced property briefly comprising of Lounge, Kitchen, Cellar, Two Bedrooms, Bathroom.

Lounge

14' 5" x 14' 2" (4.39m x 4.32m)

Entrance door to the living area with carpet, central heating radiator, double glazed bay window to the front, feature fire to chimney breast.

Kitchen

10' 7" x 5' 3" (3.23m x 1.60m)

With fitted wall hung, drawer and base units with worktop surfaces over, gas hob and electric oven central heating radiator, plumbing for washing machine. Door to cellar.

Cellar

Large storage cellar for storage purposes.

Bedroom 1

14' 9" x 7' 5" (4.50m x 2.26m)

The master bedroom is a good sized double with double glazed windows to the front elevation,

Bedroom 2

9' 3" x 7' 2" (2.82m x 2.18m)

The second bedroom is a good size with carpet, double glazed window to the front elevation.

Bathroom

9' 4" x 4' 5" (2.84m x 1.35m)

Modern bathroom with lino flooring, low flush WC, wash hand basin, frosted double glazed window to the front, radiator,



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welcome to

Eggleston Street, Leeds

- Two Double Bedroom Terraced Property
- Desirable Rodley Location
- Cellar
- Few Minutes Walk to Rodley Nature Reserve
- Viewing Advised

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116039



Property Ref:
PDY116039 - 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.

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