

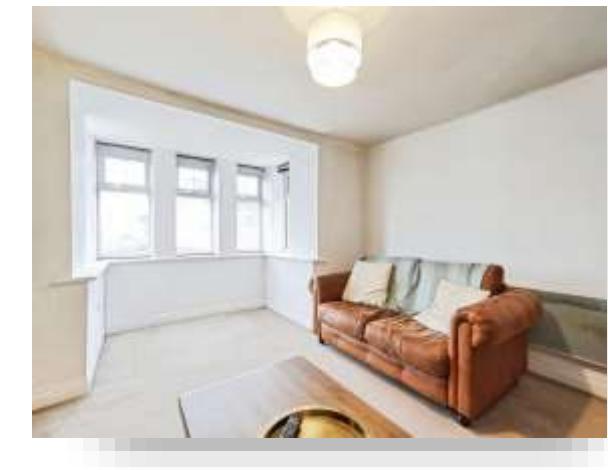
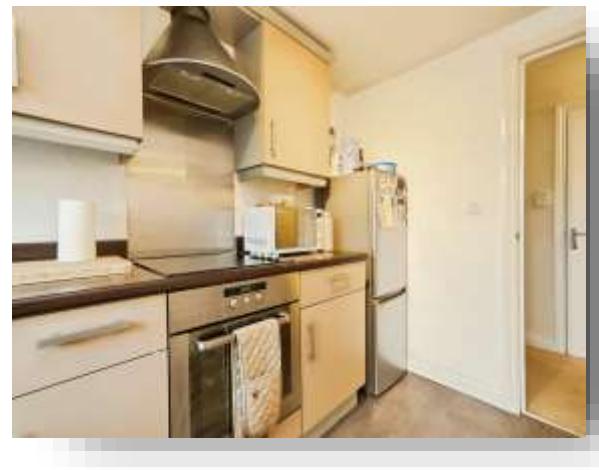
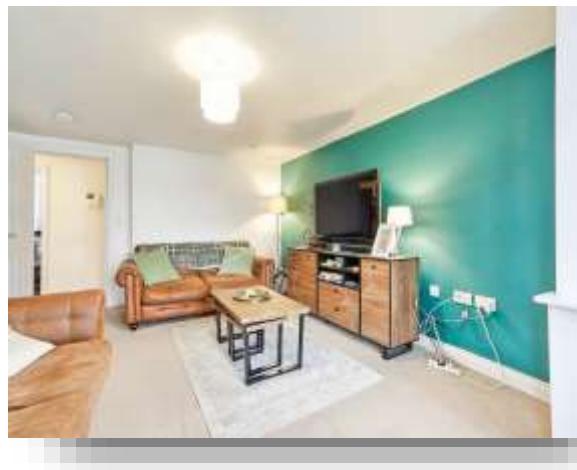
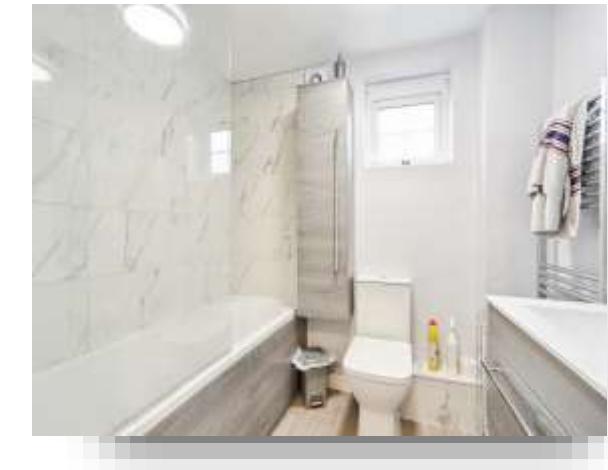
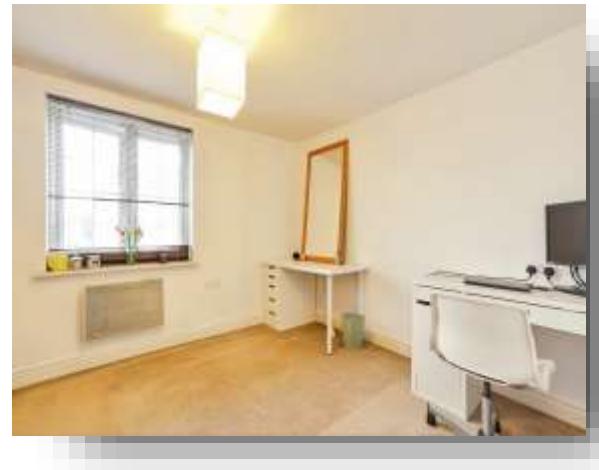


Hill End Crescent, Leeds LS12 3PW

welcome to

Hill End Crescent, Leeds

This two-bedroom first floor flat is offered with NO ONWARD CHAIN and boasts SPACIOUS LOUNGE plus SEPARATE KITCHEN and TWO DOUBLE BEDROOMS. Ideal for first-time buyers or investors, the property is well-positioned and has ALLOCATED PARKING.



Property Information

Situated on Hill End Crescent, this well-presented first floor flat offers two comfortable bedrooms and is available with no onward chain, making it an ideal choice for first-time buyers or investors. The property benefits from allocated parking and is positioned in a convenient location. Early viewing is highly advised to fully appreciate what this home has to offer.

Entrance Hall

The entrance hall contains the water tank and the electrics.

Lounge

17' 6" max x 12' 8" max (5.33m max x 3.86m max)

The lounge features a carpeted floor, a double glazed window to the rear, and a radiator.

Kitchen

11' 2" max x 7' 2" max (3.40m max x 2.18m max)

The kitchen is fitted with wall and base units with worktops over, an electric hob and oven, a radiator, and a double glazed window to the front.

Bedroom One

12' 5" max x 9' 1" max (3.78m max x 2.77m max)

Bedroom One includes a carpeted floor, a radiator, and a double glazed window to the front.

Bedroom Two

11' 7" max x 9' 9" max (3.53m max x 2.97m max)

Bedroom Two benefits from a carpeted floor, a radiator, and a double glazed window to the rear.

Bathroom

7' 2" max x 5' 6" max (2.18m max x 1.68m max)

The bathroom includes a shower over bath, WC, wash basin, and a double glazed window to the side.



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Hill End Crescent, Leeds

- First floor flat
- No chain
- Allocated parking
- Two bedrooms
-

Tenure: Leasehold EPC Rating: C

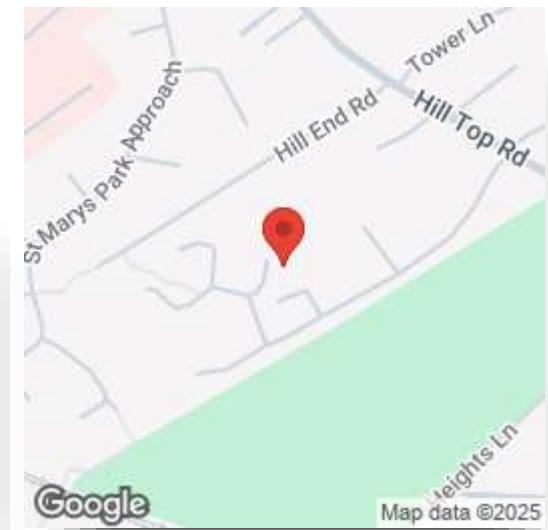
Council Tax Band: B Service Charge: 1161.48

Ground Rent: 175.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

PDY116133 - 0005

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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