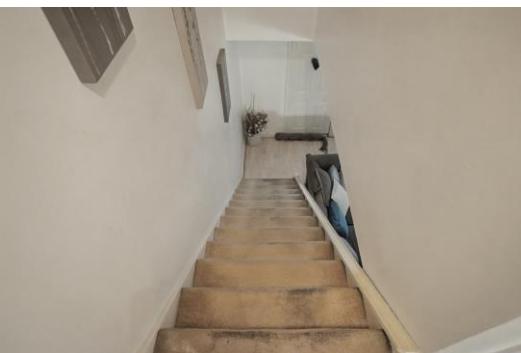




**Richmond Croft  
Leeds, LS9 9BA**

£135,000

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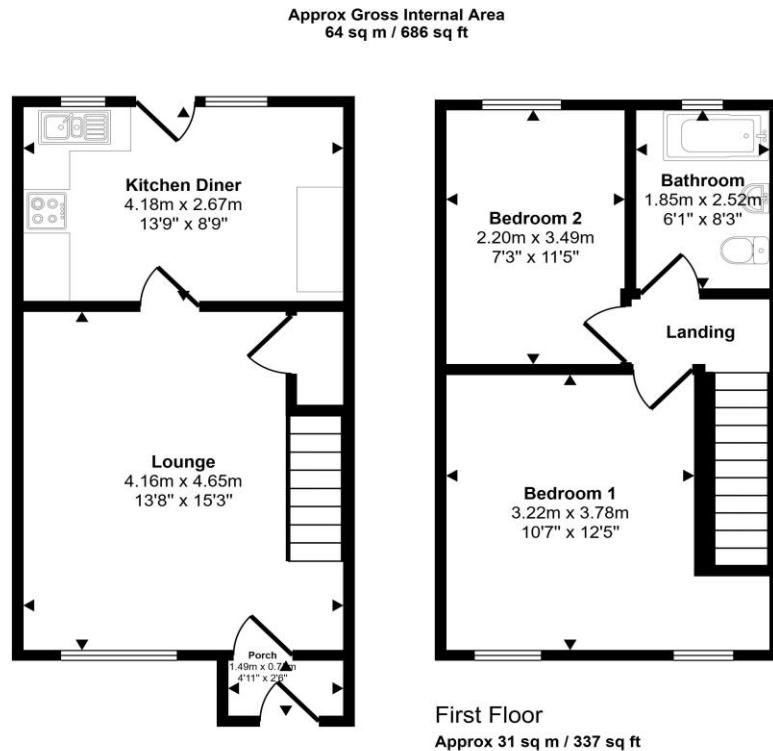


## MAIN FEATURES:

- **Semi Detached House**
- **Good Size Kitchen**
- **Lounge**
- **Two Double Bedrooms & Bathroom/WC**
- **Rear Garden**
- **Off Road Parking**

Located on Richmond Croft, this semi-detached home offers an excellent opportunity to enjoy the benefits of a well-connected and increasingly popular Leeds location. The area is ideal for commuters, with easy access to Leeds city centre, the A64 and M1, as well as regular public transport links. A range of local amenities are close by, including shops, schools, parks and leisure facilities, making it a practical choice for families and professionals alike.

The property itself comprises a good-size fitted kitchen, a spacious lounge, two double bedrooms and a bathroom with WC. Externally, there is a rear garden and the added convenience of off-road parking. While the house would benefit from improvement, it offers plenty of potential for a buyer looking to personalise a home in a convenient and affordable area. An ideal prospect for first-time buyers or investors seeking value in a well-placed Leeds neighbourhood.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Viewings: By appointment.**

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**We're Open:**

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