



Shepherds Lane, LEEDS LS8 5AT

welcome to

Shepherds Lane, LEEDS

This four-bedroom mid-terrace home offers two spacious reception rooms and a fully enclosed front yard. While the property requires some refurbishment, it presents excellent potential. Conveniently located within easy reach of local shops and boasting strong bus links to the city centre.



Shepherds Lane Hallway

Upon entering through the porch, you are welcomed into the hallway, with reception rooms to either side and the kitchen positioned at the rear.

Lounge One

Lounge One is situated to the left of the hallway and benefits from two double-glazed windows and a fitted radiator. It is accessed via a door from the hallway, with an additional door leading directly into the kitchen. The room is finished with laminate flooring.

Lounge Two

Lounge Two is positioned to the right of the hallway and benefits from a front double-glazed window, fitted radiator, and ceiling coving. The room is finished with laminate flooring.

Kitchen

The kitchen is positioned at the rear of the property and includes a rear double-glazed window and a door providing access to the outside. While the space requires updating, it currently features fully tiled walls, a range of wall and base units with ample worktop space, a sink with drainer, and under-counter provisions for appliances.

First Floor Bedroom One

Bedroom One is situated on the first floor and benefits from two large double-glazed windows and a fitted radiator. The room is finished with carpet flooring.

Bedroom Two

Bedroom Two is situated on the first floor and offers generous space, featuring two large double-glazed windows, a fitted radiator, ceiling coving, and carpet flooring.

Bathroom

The bathroom is located at the rear of the first floor. While it requires updating, it currently includes a

double-glazed window, bath, toilet, and sink.

Second Floor Bedroom Three

Bedroom Three is situated on the second floor and benefits from a roof window, fitted radiator, and carpet flooring.

Bedroom Four

Bedroom Four is located on the second floor and features a roof window, fitted radiator, and carpet flooring.

Outside

The property features a front yard that is fully enclosed by a wall and secured with a gate.

Cellar

Door located on the ground floor gives access to stairs leading to the cellar.



view this property online williamhbrown.co.uk/Property/OAK109525



welcome to

Shepherds Lane, LEEDS

- FOUR BEDROOM
- MID TERRACE
- OFFERS EXCELLENT POTENTIAL ONCE RENOVATED
- TWO RECEPTION ROOMS
- ENCLOSED FRONT YARD

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109525



Property Ref:
OAK109525 - 0006

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.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk