



**Naburn Approach, Leeds LS14 2DF**

**welcome to**

**Naburn Approach, Leeds**

LOOKING for a property that's READY to move in to with a BEAUTIFUL modern interior? Then this is THE ONE FOR YOU! With it's THREE BEDROOMS, this IMPRESSIVE HOME is simply PERFECT for the family buyer and includes a ground floor W.C, driveway and an ENCLOSED rear garden!



### **Entrance Hall**

Having the entrance door to the front aspect, useful under stair storage cupboard, and stairs to the first floor landing.

### **W.C**

Fitted with the w.c, a wash hand basin with vanity storage unit, additional built in storage, and a double glazed window.

### **Lounge Diner**

22' max x 10' 11" max ( 6.71m max x 3.33m max )  
Double glazed window to the front, double glazed doors to the rear, and two gas central heating radiators.

### **Breakfast Kitchen**

10' max x 10' 9" max ( 3.05m max x 3.28m max )  
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, matching splash back and a cooker hood over. Also includes a built in breakfast bar, and a door plus a double glazed window to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a useful storage cupboard.

### **Bedroom One**

12' 11" max x 10' max ( 3.94m max x 3.05m max )  
Double glazed window to the rear, and a gas central heating radiator.

### **Bedroom Two**

10' max x 9' 4" max ( 3.05m max x 2.84m max )  
Double glazed window to the rear, and a gas central heating radiator.

### **Bedroom Three**

8' 9" max x 10' max ( 2.67m max x 3.05m max )  
Double glazed window to the front, and a gas central heating radiator.

### **House Bathroom**

Featuring a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and the w.c. Heated towel rail, and a double glazed window to the front.

### **Exterior**

Externally the property has a block paved driveway to the front for off street parking with a lawn area and planting.

To the rear is an enclosed garden space ideal for entertaining family and friends, and includes a patio seating area, artificial lawn and a useful storage outbuilding.



**view this property online** [williamhbrown.co.uk/Property/CGT111775](http://williamhbrown.co.uk/Property/CGT111775)



welcome to

## Naburn Approach, Leeds

- Mid Terrace Home
- Three Bedrooms
- Modern & Beautifully Presented
- Superb Kitchen & Bathroom
- Ground Floor W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £215,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT111775](http://williamhbrown.co.uk/Property/CGT111775)



Property Ref:  
CGT111775 - 0002

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 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](http://williamhbrown.co.uk)