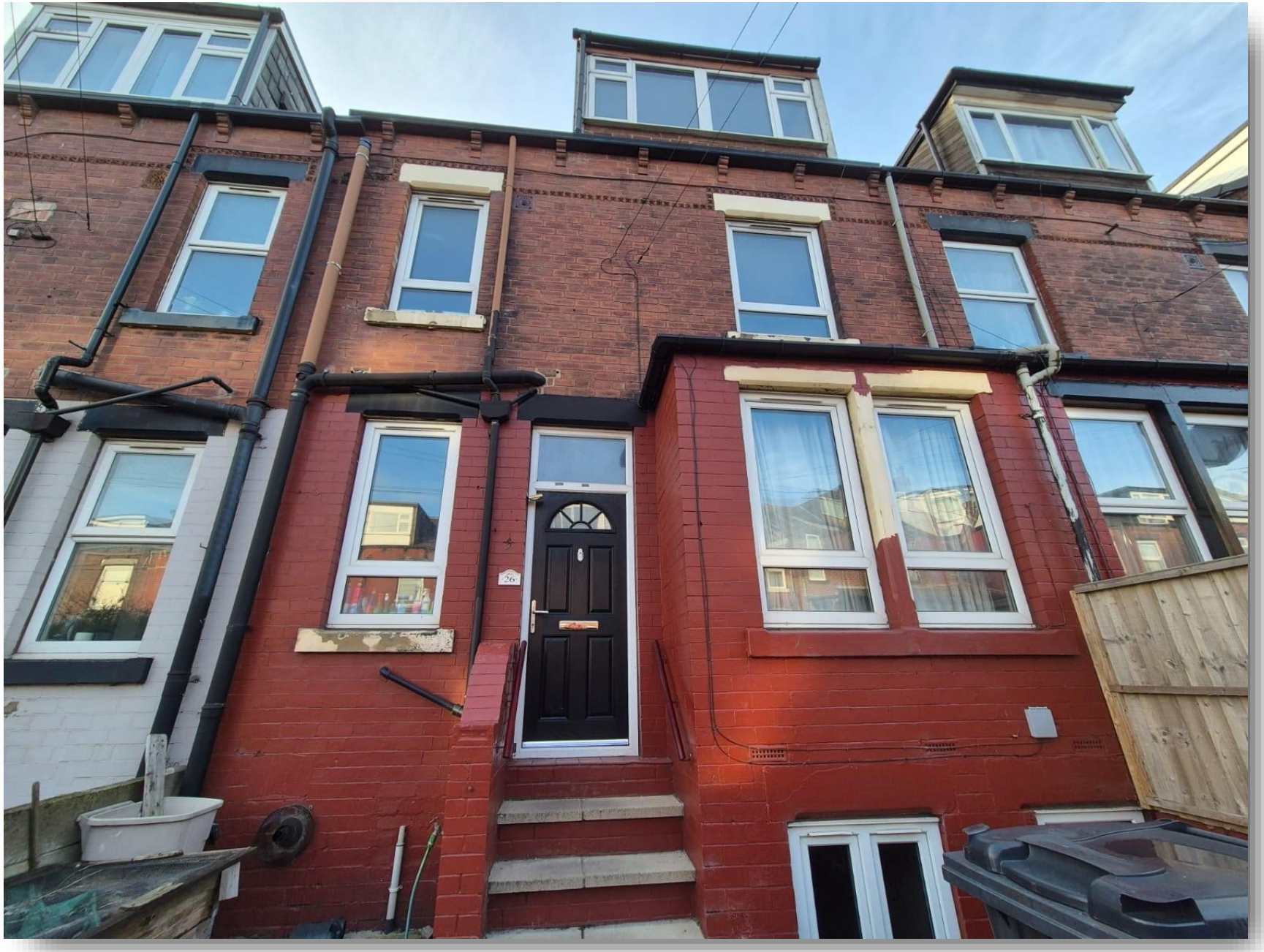


Raincliffe Grove,Leeds LS9 9LP

william h brown

welcome to

Raincliffe Grove, Leeds

LOOKING for your NEXT INVESTMENT or to take your first step onto the property ladder, this MID TERRACE Back to back could be right up your street! Offering TWO double bedrooms with accommodation set over three floors, this property also features a useful storage cellar and an enclosed front yard













Ground Floor

Lounge
Having the entrance door to the front and a double glazed window also to the front. Gas central heating radiator.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, cooker point, tiling to the splash areas, space for a washing machine and space for an under counter fridge freezer. Double glazed window to the front.

First Floor

Bedroom One
Double glazed window to the front and a gas central heating radiator.

House Bathroom
Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and w.c. Tiling to the walls, a heated towel rail, and a frosted double glazed window to the front.

Cellar
With a door from the lounge and having a window to the front, and a gas central heating boiler.

Second Floor

Bedroom Two
Featuring a double glazed window to the front and a gas central heating radiator.

Exterior
Externally the property has a yard area to the front with low wall boundaries, fencing and a single hand gate.

welcome to

Raincliffe Grove, Leeds

- Mid Terrace Back To Back
- Two Double Bedrooms
- Accommodation Over Three Floors
- Additional Storage Cellar
- In Need Of Some TLC

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£110,000



view this property online williamhbrown.co.uk/Property/CGT111567



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
CGT111567 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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