



Halton Moor Avenue, Leeds LS9 0EX

welcome to

Halton Moor Avenue, Leeds

*** ATTENTION LANDLORDS *** For sale with a TENANT IN SITU, this THREE BEDROOM semi detached home offers an INSTANT YIELD and is a fantastic option to add another property to your portfolio! Contact us for further details or to arrange your viewing!



Ground Floor

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

Window to the front, central heating radiator, door giving access into the kitchen.

Kitchen

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, door to the rear giving direct access into the rear garden.

First Floor

Bedroom One

13' 1" max x 11' 7" max (3.99m max x 3.53m max)

Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

12' 3" max x 9' 9" max (3.73m max x 2.97m max)

Window to the rear, and a central heating radiator.

Bedroom Three

8' 8" max x 7' 3" max (2.64m max x 2.21m max)

Window to the front, and a central heating radiator.

Bathroom

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a W/C, window to the rear.



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welcome to

Halton Moor Avenue, Leeds

- Semi Detached Home
- For Sale With Tenants In Situ
- Popular Residential Location
- Three Bedrooms
- Front & Rear Gardens

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

£160,000



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Property Ref:
CGT112040 - 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.



Please note the marker reflects the
postcode not the actual property



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