

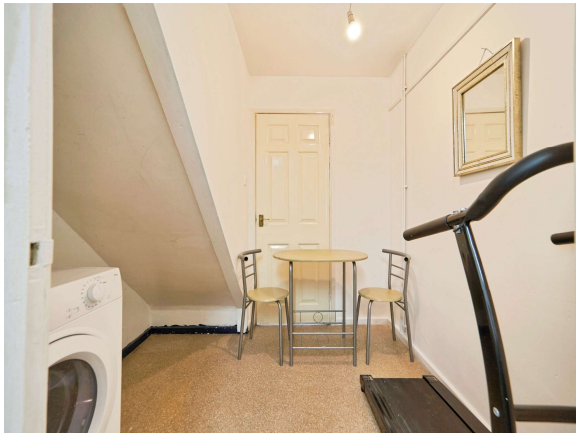


**Brignall Garth, Leeds LS9 7HB**

**welcome to**

**Brignall Garth, Leeds**

A rare opportunity in an excellent position, this well-presented mid-terrace home offers two double bedrooms and a kitchen-diner ideal for everyday living. Two fully tiled wet rooms, including a ground floor wet room for mobility needs. Direct access to predominantly south-facing fields.



**Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

**Lounge**

A spacious, bright and airy room with a window to the front boasting open aspect views across the field.

**Dining Room**

A versatile room that would also be perfect as a home office depending on the buyers needs.

**Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances. Additionally there is a useful storage cupboard.

**Store Room**

Another versatile room, perfect as an office, playroom or gym depending on the buyers needs.

**Wet Room**

Fully tiled and fitted with a shower, hand basin and wc.

**Bedroom One**

A spacious double bedroom with a built in cupboard and window boasting open aspect views across the field in front.

**Bedroom Two**

A double bedroom with space for free standing furniture.

**Wet Room**

Fully tiled and comprising a shower, hand basin and wc.

**Outside**

There are low maintenance gardens to the front and rear, perfect for easy upkeep. The front garden boasts open aspect views across the field providing plenty of green space.



**view this property online** [williamhbrown.co.uk/Property/OAK109731](http://williamhbrown.co.uk/Property/OAK109731)



welcome to

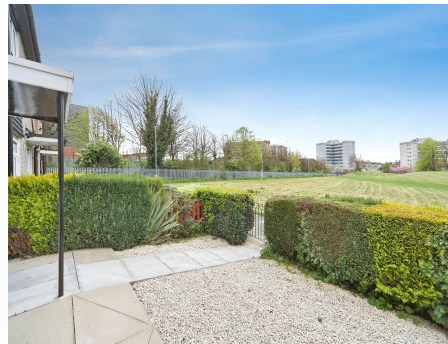
## Brignall Garth, Leeds

- Two spacious double bedrooms
- Kitchen/Diner
- Two fully accessible wet rooms including ground floor (a great asset for families and visitors with mobility/access needs)
- Direct access to open fields at the predominantly south-facing front
- Low-maintenance front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK109731](https://www.williamhbrown.co.uk/Property/OAK109731)



Property Ref:  
OAK109731 - 0005

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**