



46 Langley Road, Leeds, LS13 1AU

Offers in excess of £110,000

**** Attention Cash Buyers Only ****

Goodmove are delighted to present this two bedroom semi detached house to the market.

Accommodation briefly comprises an entrance hallway, modern kitchen and bright lounge diner. To the first floor, there are two good sized bedrooms and a house bathroom. Outside there is a store to the side and pleasant garden to the rear.

With excellent commuter links to Leeds, Kirkstall, Pudsey, Bradford and surrounding areas, yet near green spaces of Bramley Fall Woods, walks along the canal and excellent local facilities including schools, shopping centres, gyms and bars.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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