



Willow Garth Avenue, LEEDS LS14 2DY

welcome to

Willow Garth Avenue, LEEDS

READY to fly the nest or LOOKING to invest? At a price of £170,000 this MID TERRACE family home could be RIGHT UP YOUR STREET! Set in a popular location, and having lots of scope for improvements, this FANTASTIC property is a BLANK CANVASS and includes ENCLOSED GARDEN plus a GARAGE! Call us to view!



Ground Floor

Entrance Porch

Having the entrance door to the front aspect, and a door leading into the dining kitchen.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, a cooker point with tiling to the splash areas, plumbing and space for a washing machine, and space for a free standing fridge freezer. Gas central heating boiler, gas central heating radiator, tiling to the floor, and a double glazed window to the front.

Lounge

Having double glazed windows and French doors leading out to the rear garden. Feature fire place with a gas fire, surround, and hearth, plus a gas central heating radiator.

First Floor

Bedroom One

Featuring a double glazed window to the rear aspect, a built in storage cupboard, and a gas central heating radiator.

Bedroom Two

Double glazed window to the front, built in storage cupboard, and a gas central heating radiator.

Bedroom Three

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with taps, a wash hand basin, and a w.c. Also includes part tiling to the walls, a gas central heating radiator, and a double glazed window to the front.

Exterior

Externally the property has a low maintenance, South facing garden to the front with pebble areas, and a pathway to the front door set within fenced boundaries, and single access gate.

To the rear is an enclosed garden space with a lawn, patio seating area, and a garden shed, plus rear gated access to parking.

Also includes a single, en bloc garage.



view this property online williamhbrown.co.uk/Property/CGT112203



welcome to

Willow Garth Avenue, LEEDS

- Mid Terrace Home
- Three Bedrooms
- Popular Residential Location
- Ideal For The First Time Buyer
- Fantastic Buy To Let Opportunity

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112203



Property Ref:
CGT112203 - 0003

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



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



williamhbrown.co.uk