

York Road,Leeds LS9 0HH

william h brown

welcome to

York Road, Leeds

IF YOU NEED easy access into LEEDS CITY CENTRE, a property that's READY TO MOVE IN TO, and is for sale with NO CHAIN, at a Guide Price of £240,000 - £250,000, this semi detached could be THE ONE FOR YOU! Offering THREE BEDROOMS, & a GENEROUS REAR GARDEN this is a must view!













Entrance Hall
Having the entrance door to the front aspect, stairs to the first floor landing, and a door leading into the living room.

Living Room
With a double glazed window to the rear, and a 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, an integrated oven, gas hob with tiling to the splash areas, and a cooker hood over. Also has space for a free standing fridge freezer, plumbing and space for a washing machine, spotlights to the ceiling, tiled flooring, a door leading to the pantry, and a door to an additional storage room. Double glazed window to the front and a door leading out to the rear garden.

First Floor Landing
With stairs rising from the ground floor and having a gas central heating radiator and a double glazed window to the front.

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

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

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

Wet Room
Featuring an electric shower, wash hand basin, and a w.c. Fully tiled walls, extractor, and a double glazed window to the front.

Exterior
Externally the property has a driveway to the front with double gated access plus a further single hand gate entrance with a pathway to the front door. The front garden also has a a lawn area.

To the rear is a generous garden space with a patio seating area, with steps leading down to a further patio area with pebbles, some mature plants and shrubbery, plus a garden shed.

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York Road, Leeds

- Guide Price £240,000 - £250,000
- Semi Detached Family Home
- Three Bedrooms
- For Sale With No Chain
- Modern, Recently Fitted Kitchen

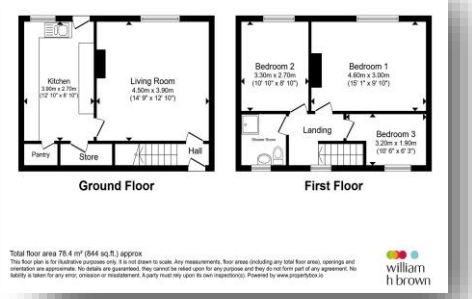
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112345

The Property Ombudsman

Property Ref:
CGT112345 - 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.

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