





Spencer Place,Leeds LS7 4DU

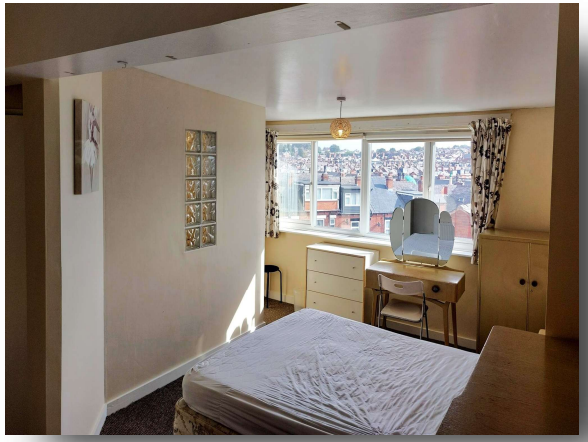
william h brown

welcome to

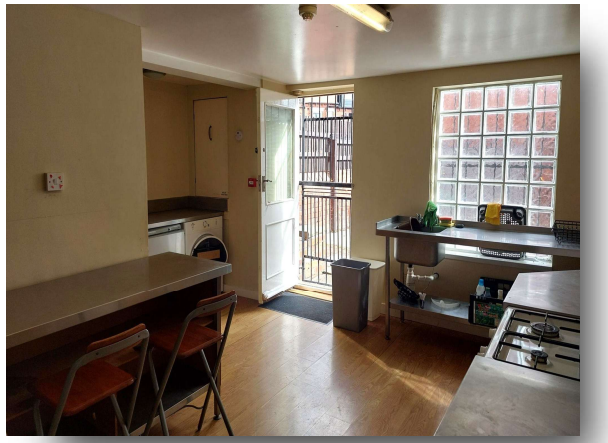
Spencer Place, Leeds

An impressive six-bedroom, three-bathroom end-terrace property offering generous proportions and a versatile layout throughout. While some updating is required, the home presents excellent potential and scope for enhancement. The property also benefits from both front and rear gardens.













Spencer Place
Lower Floor
Lounge
The room features a front-facing window and a fitted radiator, along with a large storage cupboard and laminate flooring. A glass partition separates the lounge from the kitchen.

Kitchen / Dining Room
The kitchen–diner is a generously sized room with ample storage, accessed from this area. It features a large rear window and an external door leading out to the rear yard. Wall and base units and plenty of space for free-standing appliances.

Ground Floor
Hallway
Front door access leads into this area, which features a fitted radiator and wooden flooring.

Bedroom Six
A spacious double bedroom featuring a front double-glazed bay window and a fitted radiator, with coving to the ceiling and high skirting boards for added character.

Bedroom Seven
A spacious double bedroom with a rear double-glazed window and fitted radiators. The room also features ceiling coving and impressively high ceilings, adding a sense of character and openness.

Bathroom
The bathroom features a rear double-glazed window and a fitted radiator. It is complete with a toilet, wash basin, and a bath with an overhead shower.

First Floor
Bedroom Three
A spacious double bedroom with a front double-glazed window, a fitted radiator, and coving to the ceiling.

Bedroom Four
A double bedroom with a rear double-glazed window and a fitted radiator, along with coving to the ceiling for added character.

Bedroom Five
Bedroom five is a single room currently utilised for storage, featuring a front double-glazed window and a fitted radiator.

Bathroom
The bathroom features a front double-glazed window and a fitted radiator. It is equipped with a toilet, wash basin, and a bath with an overhead shower.

Second Floor
Bedroom One
A spacious double bedroom with a rear double-glazed window and a fitted radiator, also benefiting from an en-suite for added convenience.

En Suite
A great addition to the home, the en-suite features a toilet, wash basin, and a bath, along with an extractor fan for added practicality.

Bedroom Two
A spacious double bedroom with a large front double-glazed window. The room includes a small partition that creates a natural divide, adding versatility to the space.

External
The property benefits from both front and rear yards, each fully enclosed and low-maintenance. Both areas are a good size and ideal for outdoor relaxing. There is a metal container to the rear for additional storage space.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Spencer Place, Leeds

- THIS PROPERTY HAS A HMO LICENSE
- SIX BEDROOMS - SET ACROSS FOUR FLOORS
- THREE BATHROOMS
- FRONT AND REAR YARDS
- VERSATILE LIVING SPACE THROUGHOUT

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

guide price

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109797

The Property Ombudsman

Property Ref:
OAK109797 - 0007

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

0113 248 8263

Oakwood@williamhbrown.co.uk

498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.