



Silkstone Way, Leeds LS15 8TN

welcome to

Silkstone Way, Leeds

This end-terrace property offers two bedrooms, two reception rooms including a bright conservatory, and gardens to the rear. Benefiting from off-street parking with driveway and garage, set in a desirable location close to local amenities and transport links.



Ground Floor

Lounge

A welcoming lounge with a window to the front, central heating radiator, and a useful under stairs storage cupboard. A door leads through to the kitchen, creating a practical flow for everyday living.

Kitchen

A well-equipped kitchen featuring fully fitted wall and base units, integrated appliances, and a window overlooking the rear garden. Convenient access into the conservatory, creating a bright and versatile space.

Conservatory

A bright and airy conservatory with windows to the rear and side, complemented by French-style patio doors opening directly into the rear garden, creating a seamless indoor-outdoor living space.

First Floor

Bedroom One

Window to the front, central heating radiator.

Bedroom Two

Window to the rear, central heating radiator.

Bathroom

A bathroom incorporating a three-piece suite comprising bath, wash hand basin, and W/C. Features include a heated towel rail and full tiling throughout, with a window to the rear providing natural light.



view this property online williamhbrown.co.uk/Property/CGT111386



welcome to

Silkstone Way, Leeds

- Guide Price £230,000 - £240,000
- End Town House
- Two Double Bedrooms
- Additional Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£230,000 - £240,000



view this property online williamhbrown.co.uk/Property/CGT111386

Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111386 - 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