

Sherbrooke Avenue, Leeds LS15 0LS

william h brown

welcome to

Sherbrooke Avenue, Leeds

LOOKING for a PROJECT PROPERTY to call home? Then this THREE BEDROOM semi detached could be right up your street! Offering TWO RECEPTION ROOMS and gardens, this is a fantastic buy! Call us TODAY to arrange your viewing.

Entrance Hall
Having an entrance door to the front.

Lounge
Having a double glazed bay window to the front, and a radiator (not tested).

Dining Room
Double glazed window to the rear, storage cupboard, and a radiator (not tested).

Kitchen
With a range of both wall and base units, a window to the side and a door leading out to the garden.

Bedroom One
Window to the front aspect and a radiator (not tested)

Bedroom Two
Window to the rear and a radiator (not tested)

Bedroom Three
Window to the front and a radiator (not tested)

House Bathroom
Consisting of a three piece bathroom suite which includes a bath, wash hand basin, and w.c. Also includes tiling to the walls and a window to the rear.

Exterior
Externally the property has a garden and driveway to the front with a tiered lawned garden to the rear.



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Sherbrooke Avenue, Leeds

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- In Need Of Renovations
- Front & Rear Gardens

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

£200,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CGT112323 - 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.

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.

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