





welcome to

Ebor Place, Leeds

This substantial mid-terrace property spans four floors and is arranged as three self-contained flats, offering exceptional flexibility for investors or large households. With seven bedrooms in total, the home provides generous accommodation across multiple levels.













Basement Level; Flat One Lounge

11' 7" x 4' 4" (3.53m x 1.32m)

Kitchen/Diner

11' 5" x 10' 2" (3.48m x 3.10m) Window and door to the rear.

Bedroom One

14' 8" x 11' 6" (4.47m x 3.51m) Large bay window to the front.

Shower Room

Shower room incorporating a walk-in shower, washing hand basin, W/C.

Ground Floor; Flat Two Kitchen/Lounge

13' 9" x 11' 10" (4.19m x 3.61m) Two windows to the rear.

Bedroom Two

14' 10" x 12' 3" (4.52m x 3.73m) Bay window to the front.

Bathroom

Bathroom incorporating a bath tub, washing hand basin, W/C.

First Floor; Flat Three Kitchen/Diner

16' 6" x 12' 3" (5.03m x 3.73m) Two windows to the front.

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m) Window to the rear.

Bathroom

Bathroom incorporating a three piece suite; bath tub, washing hand basin, W/C, window to the rear.

Second Floor Bedroom Four

11' 4" x 8' 5" (3.45m x 2.57m) Window to the front.

Bedroom Five

11' 7" x 8' 3" (3.53m x 2.51m) Window to the rear.

Bedroom Six

13' 9" x 9' (4.19m x 2.74m) Window to the front.

Bedoom Seven

16' 3" x 7' 5" (4.95m x 2.26m) Window to the rear.





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Ebor Place, Leeds

- MID-TERRACE HOUSE; THREE SELF CONTAINED FLATS
- FOUR FLOORS OF VERSATILE LIVING SPACE
- SEVEN WELL-PROPORTIONED BEDROOMS
- MULTIPLE KITCHENS AND DINING AREAS
- PERFECT INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

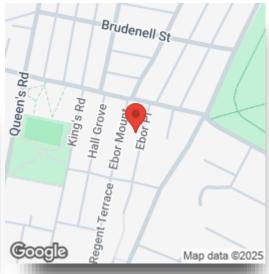
guide price

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109519



Property Ref: HEA109519 - 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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