



**St. Aidans Road, Great Preston LEEDS LS26 8AZ**

welcome to

## St. Aidans Road, Great Preston LEEDS

A TWO bedroom SEMI DETACHED home in Great Preston with a bright lounge, fitted kitchen, two good bedrooms and a modern bathroom. Low-maintenance rear GARDEN with DECKING front patio, and VILLAGE LOCATION near SCHOOLS and AMENITIES! MOVE IN READY and CHAIN FREE!



## **Front Garden**

## **Entrance Hall**

## **Lounge/ Diner**

11' 3" x 18' 2" ( 3.43m x 5.54m )

## **Kitchen**

7' 4" x 12' 1" ( 2.24m x 3.68m )

## **Landing**

## **Bedroom One**

12' 7" x 4' 1" ( 3.84m x 1.24m )

## **Bedroom Two**

8' 10" x 9' 7" ( 2.69m x 2.92m )

## **Bathroom**

## **Rear Garden**

## **Agents Note**

This property is Non-Standard concrete construction



***view this property online*** [williamhbrown.co.uk/Property/CAF114219](http://williamhbrown.co.uk/Property/CAF114219)



welcome to

## St. Aidans Road, Great Preston LEEDS

- \*\* GUIDE PRICE £160,000 - £170,000 \*\*
- TWO Bedroom, SEMI DETACHED Property
- Front and Rear GARDENS
- SOUGHT AFTER LOCATION
- Spacious Lounge/ Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000 - £170,000**



Total floor area 84.5 m<sup>2</sup> (904 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misdescription. A survey should be taken on behalf of any prospective buyer.

view this property online [williamhbrown.co.uk/Property/CAF114219](http://williamhbrown.co.uk/Property/CAF114219)



Property Ref:  
CAF114219 - 0004

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.



Please note the marker reflects the postcode not the actual property

 william h brown



**01977 512628**



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,  
WF10 1HZ



**williamhbrown.co.uk**