





Reginald View,Leeds LS7 3HR

william h brown

welcome to

Reginald View, Leeds

A well-presented four-bedroom mid-terrace home offering spacious and versatile accommodation throughout. Ready to move straight into, the property boasts well-proportioned living space. Internal viewing is highly recommended.

Bedroom Four
A double bedroom featuring a roof window and fitted radiator.

Shower Room
Features a fitted radiator, shower cubical, wash basin and w.c.

Cellar
Large cellar space offering great versatile use.

External
Externally, the property benefits from both front and rear yards. To the front is a low-maintenance courtyard garden with planted borders enclosed by brick walls and fencing. To the rear is a further enclosed yard, offering a practical outdoor space with gated access.

Agent Note
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.

Ground Floor
Entrance
Features recessed spotlights to the ceiling, a fitted radiator, and attractive original wood flooring, creating a characterful and well-presented space.

Lounge
A spacious and beautifully presented front lounge, flooded with natural light from a large bay window. The room offers ample space for a variety of furnishings and boasts attractive original wood flooring, high ceilings, and a charming exposed stone hearth, creating a warm and characterful focal point. Finished in neutral décor and benefiting from three fitted radiators.

Dining Room
A versatile second reception room, currently utilised as a dining room, offering ample space for both dining and relaxation. Featuring a rear double glazed window, the room benefits from high ceilings, a fitted radiator, and neutral décor throughout.

Kitchen
A well-appointed rear kitchen fitted with a range of contemporary wall and base units incorporating complementary work surfaces and a stylish tiled splashback. The kitchen benefits from integrated cooking appliances, space and plumbing for white goods, recessed spotlights, and attractive, solid oak flooring. A rear double glazed window and external door provide natural light and access to the garden. The room also features a large fitted storage cupboard, offering excellent practical storage space.

First Floor
Landing
Bedroom One
A spacious double bedroom with two front double glazed windows and fitted radiator.

Bedroom Three
A spacious double bedroom with a rear double glazed window and fitted radiator.

Bathroom
A spacious house bathroom fitted with a four-piece suite comprising a panelled bath, separate corner shower cubical, pedestal wash hand basin, and WC. The room benefits from a side-facing double-glazed





window, tiled flooring, recessed spotlights, and useful fitted storage, creating a practical and well-presented space.

Second Floor
Landing
Bedroom Two
A double bedroom with a front double glazed window, fitted radiator and spot lights to the ceiling.

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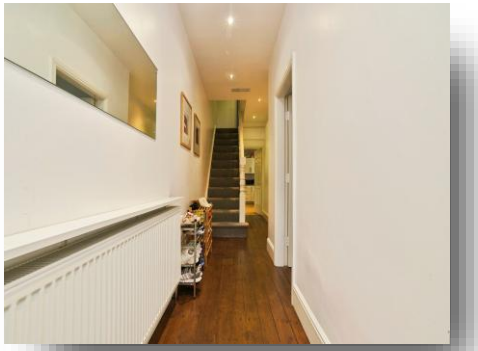
- MID TERRACE
- FOUR BEDROOM
- FRONT AND REAR YARD
- WELL PRESENTED THROUGHOUT
- VERSATILE LIVING SPACE

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

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
OAK110134 - 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.

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