

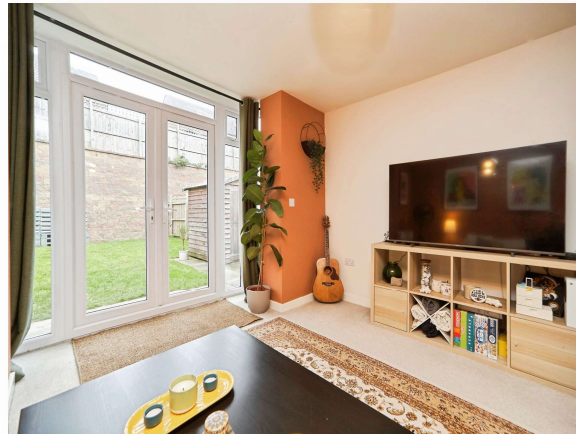


Wortley Vale, Leeds LS12 4FE

welcome to

Wortley Vale, Leeds

An excellent 55% shared ownership opportunity, offering a modern two-bedroom semi-detached home with driveway parking for two cars, contemporary kitchen, downstairs WC, pleasant garden, all tucked away within a pleasant cul-de-sac location.



Property Information

An excellent opportunity for first-time buyers to take their first step onto the property ladder with this attractive 55% shared ownership two-bedroom semi-detached home. Situated within a pleasant cul-de-sac setting, the property offers well-presented accommodation throughout, modern fixtures and fittings, off-street parking for two vehicles and a delightful sun-trap rear garden.

The home briefly comprises an entrance hallway, downstairs WC, cosy lounge and a contemporary fitted kitchen with integrated appliances. To the first floor are two generous double bedrooms and a modern family bathroom. Externally, there the garden is designed for relaxing and entertaining. This modern home combines affordability with practical living space in a convenient residential location.

Entrance Hall

A welcoming entrance hallway providing access to the ground floor accommodation, creating a practical first impression with space for coats and shoes.

Downstairs Wc

A useful ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and everyday family convenience.

Lounge

A warm and cosy reception room offering an inviting space to relax after a long day. Well-proportioned and comfortable, perfect for both quiet evenings and entertaining friends and family.

Kitchen

The modern fitted kitchen is finished to a high standard and features attractive units, integrated appliances and contemporary built-in lighting. Offering ample worktop and storage space, it provides an excellent setting for both everyday cooking and dining.

Landing

Providing access to both bedrooms, bathroom and loft hatch.

Loft Space

Accessible via loft hatch and currently unboarded, offering useful additional storage potential.

Bedroom One

A spacious double bedroom enjoying a pleasant outlook and benefiting from built-in clothing rails, providing practical storage without compromising floor space.

Bedroom Two

A further generous double bedroom, suitable as a guest room, children's bedroom or home office, offering flexibility to suit a variety of lifestyles.

Bathroom

Comprising a modern three-piece suite including a panelled bath, wash hand basin and low-level WC. Finished in a clean and contemporary style.

Outside

To the front of the property is a private driveway providing off-street parking for two vehicles, together with attractive frontage enhancing the home's kerb appeal.

The enclosed rear garden enjoys a sunny aspect, creating a wonderful sun-trap space for outdoor relaxation. A seating area offers the perfect spot for dining and entertaining during the warmer months, while a garden shed provides useful external storage.

Agents Note

Please note that the AML fee covers 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.



view this property online [williamhbrown.co.uk/Property/PDY117375](https://www.williamhbrown.co.uk/Property/PDY117375)



welcome to

Wortley Vale, Leeds

- 55% Shared Ownership Opportunity
- Modern Semi-Detached Home
- Pleasant Cul-De-Sac Position
- Driveway Parking for Two Vehicles
- Four-Year-Old Gas Boiler

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117375



Property Ref:
PDY117375 - 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.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk