





Lingfield Gardens,Leeds LS17 6DF

william h brown

welcome to

Lingfield Gardens, Leeds

A three-bedroom semi-detached family home in a quiet cul-de-sac, close to shops, schools and transport links. The house features spacious rooms, downstairs WC, and a large sunny garden ideal for entertaining or family play. In a convenient location with no onward chain.













Hallway
Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge
A spacious, bright and airy room with feature fireplace and dual aspect windows allowing a good amount of natural light to flow through.

Kitchen
The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances. Additionally there is as useful built in understairs cupboard.

Porch
With access to the downstairs wc and storage shed.

Bedroom One
A double bedroom with space for free standing furniture.

Bedroom Two
double bedroom with space for free standing furniture.

Bedroom Three
A single bedroom with a built in cupboard.

Shower Room
Fitted with a shower, wc and hand basin.

Outside
Set on a corner plot there is a sizeable, well maintained garden the side and rear mostly laid to lawn.

Agents Notes
1, 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.

2, The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

Lingfield Gardens, Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- SIZEABLE GARDEN
- DOWNSTAIRS WC
- SPACIOUS ROOMS

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

£275,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEA110323 - 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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