





**Potternewton Crescent,Leeds LS7 2DY**

william h brown

***welcome to***

## Potternewton Crescent, Leeds

A semi detached house in a popular residential area of Chapel Allerton, well maintained with spacious rooms. The house features three bedrooms, modern bathroom, kitchen/diner, driveway and large rear garden with lots of potential.













**Hallway**
With stairs leading to the first floor.

**Lounge**
A spacious bright and airy room having a feature fireplace.

**Kitchen**
The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. Integrated appliances include an oven, microwave and there is space for an American style fridge freezer.

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

**Bedroom Two**
A double bedroom with space for free standing furniture.

**Bedroom Three**
A good size single bedroom with space for free standing furniture.

**Shower Room**
Fully tiled and fitted with a three piece suite comprising a shower cubicle, wc and wash hand basin with storage below and a chrome heated towel rail.

**Outside**
To the front there is a driveway providing off street parking and a small lawn to the side. To the rear there is a large low maintenance garden mostly concrete with a lawn beyond.

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**Agents 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.

*welcome to*

## Potternewton Crescent, Leeds

- **GUIDE PRICE £240,000 - £250,000**
- SEMI DETACHED HOUSE
- MODERN SHOWER ROOM
- LARGE REAR GARDEN
- DRIVEWAY

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

guide price

# £240,000 - £250,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HEA110327

The Property Ombudsman

Property Ref:
HEA110327 - 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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