

Glensdale Grove,Leeds LS9 9JL

william h brown

welcome to

Glensdale Grove, Leeds

*** ATTENTION LANDLORDS *** For sale with a TENANT IN SITU this two bedroom end terrace house offers an INSTANT YIELD and is a fantastic option to add another property to your portfolio! Contact us for further details or to arrange your viewing!













Ground Floor

Living Room
Having the entrance door to the front, a fire place with an electric fire, and two gas central heating radiators.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a gas cooker point with splash back and cooker hood over, a stainless steel sink and drainer, plumbing for a washing machine and space for a fridge freezer. Gas central heating radiator and a double glazed window to the front.

First Floor

Bedroom One
Featuring a double glazed window to the front, and a gas central heating radiator.

House Bathroom
Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and w.c. Built in boiler cupboard and a window to the front.

Second Floor

Bedroom Two
Double glazed window and a gas central heating radiator.

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Glensdale Grove, Leeds

- Guide Price £100,000 - £110,000
- TWO BEDROOM END TERRACE HOUSE
- SOLD WITH TENANT IN SITU
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- RENOVATION POTENTIAL THROUGHOUT

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

guide price

£100,000



view this property online williamhbrown.co.uk/Property/CGT112369



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
CGT112369 - 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.

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