



**Bodmin Place, Leeds LS10 4ND**

**welcome to**

## **Bodmin Place, Leeds**

NO ONWARD CHAIN, PERFECT FTB/YOUNG FAMILY/INVESTOR, THREE BEDROOM MID THROUGH TERRACE, easy to maintain PAVED GARDENS to both front and rear, SPACIOUS LIVING/DINING ROOM, KITCHEN, HOUSE BATHROOM, SEPARATE WC.

### **Entrance Porch**

Single glazed wooden framed windows, wooden door to the front.

### **Entrance Hall**

Gas central heating radiator.

### **Living/Dining Room**

uPVC double glazed windows to the front and rear, gas central heating radiator, electric fire.

### **Kitchen**

### **First Floor Landing**

Two storage cupboards, loft access.

### **Bedroom One**

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **Bedroom Two**

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

### **House Bathroom**

Shower cubicle, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

### **Separate Wc**

Low level flush WC, uPVC double glazed window to the rear.

### **Exterior**

Easy to maintain paved gardens to both front and rear.





***view this property online*** [williamhbrown.co.uk/Property/MLY111799](http://williamhbrown.co.uk/Property/MLY111799)



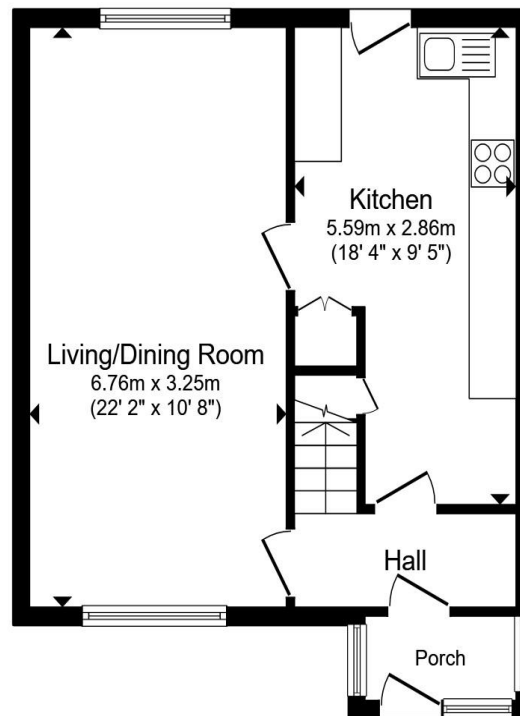
welcome to

## Bodmin Place, Leeds

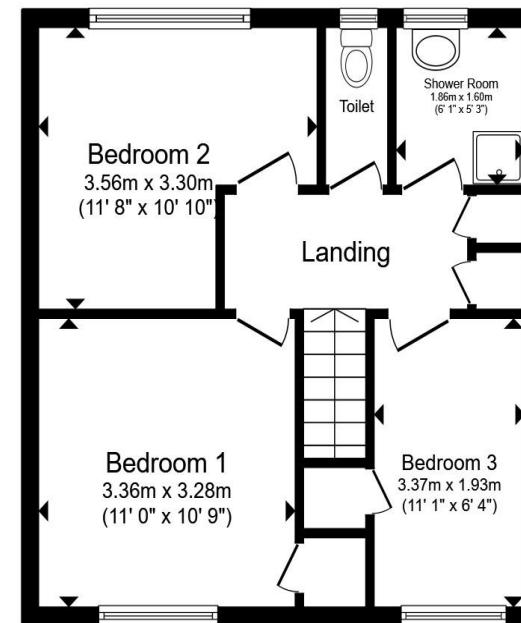
- Three bedroom mid through terrace
- Non-standard construction
- No onward chain
- Perfect FTB/investor
- Paved gardens to front and rear

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

**£140,000**



**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/MLY111799](http://williamhbrown.co.uk/Property/MLY111799)



Property Ref:  
MLY111799 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0113 253 7100**



[Morley@williamhbrown.co.uk](mailto:Morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)