



**Scotland Wood Road, Leeds LS17 5LX**

william  
h brown

**welcome to**

## **Scotland Wood Road, Leeds**

A well-presented semi-detached home offering three bedrooms, a modern kitchen/diner, stylish bathroom and a versatile garden room. With front and rear gardens plus off-street parking, it's an ideal property for families or first-time buyers and early viewing is recommended.



## **Agents Note**

The property is of non standard construction, Liveitt Cartwright, please speak with your conveyancer.

## **Entrance Hall**

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

## **Lounge**

A spacious room having an attractive fireplace, a large window to the front and fully glazed patio doors to the rear allowing a good amount of natural light to flow through.

## **Kitchen/Diner**

A modern kitchen/diner offering a good range of wall and base units with contrasting work surfaces incorporating a sink, drainer and gas hob and there are integrated appliances. The work surface continues to create a breakfast bar.

## **Utility Room**

With plumbing for a washing machine and dryer.

## **Bedroom One**

A double bedroom with space for free standing furniture.

## **Bedroom Two**

A double bedroom with fitted wardrobes.

## **Bedroom Three**

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

## **Bathroom**

Fully tiled sand fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

## **Outside**

To the front of the property there is a small lawn and a driveway to the side providing off street parking. To the rear, a patio leads off the lounge with a tiered lawn beyond.

## **Garden Room**

A versatile garden room which could have many uses depending on the buyers needs.



***view this property online*** [williamhbrown.co.uk/Property/MRT107402](http://williamhbrown.co.uk/Property/MRT107402)



welcome to

## Scotland Wood Road, Leeds

- \*\*GUIDE PRICE £240,000 - £250,000\*\*
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- STYLISH BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£240,000**



view this property online [williamhbrown.co.uk/Property/MRT107402](http://williamhbrown.co.uk/Property/MRT107402)

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.



Property Ref:  
MRT107402 - 0003

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.

Please note the marker reflects the postcode not the actual property

 william h brown



**0113 269 6226**



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**williamhbrown.co.uk**