



Foundry Mill Crescent, Leeds LS14 6TQ

welcome to

Foundry Mill Crescent, Leeds

William is proud to welcome to the market this THREE bedroom MID-TERRACE house for sale now, Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945 to arrange a viewings and see if this house could be your next home.



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The front door opens into a welcoming entrance hallway, leading directly into the spacious lounge, ideal for relaxing or entertaining guests. To the rear, the kitchen/dining area is well-appointed and offers direct access to the garden, perfect for indoor-outdoor living. Upstairs, the home features three well-proportioned bedrooms. The master bedroom provides a peaceful retreat, while bedrooms two and three offer versatility for children, guests, or a home office. A family bathroom serves the first floor, featuring modern fixtures and fittings.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

Kitchen

13' 7" MAX x 8' MAX (4.14m MAX x 2.44m MAX)

Lounge

13' 8" MAX x 13' 1" MAX (4.17m MAX x 3.99m MAX)

Bedroom One

13' 1" MAX x 13' 5" MAX (3.99m MAX x 4.09m MAX)

Bedroom Two

13' 4" MAX x 8' 1" MAX (4.06m MAX x 2.46m MAX)

Bedroom Three

7' 5" MAX x 10' 2" MAX (2.26m MAX x 3.10m MAX)

Bathroom



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Foundry Mill Crescent, Leeds

- GUIDE PRICE £160,000 - £170,000
- MID-TERRACE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- VIEWINGS ARE HIGHLY RECOMMENDED

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110628 - 0005

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.



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