



**Copperfield View, Leeds LS9 0BJ**

**welcome to**

**Copperfield View, Leeds**

READY TO INVEST or LOOKING TO FLY THE NEST? This could be THE ONE for you! With accommodation over three floors, this RECENTLY RENOVATED back to back home is READY TO MOVE IN TO and is PERFECT for the FIRST TIME BUYER or as a BUY TO LET investment.



## Ground Floor

### Lounge

Having the recently fitted, new entrance door to the front aspect, and a double glazed window also to the front. Gas central heating radiator, stairs to the first floor landing, and an opening to the kitchen.

### Kitchen

Comprising of a recently fitted, unused kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, splash back and a cooker hood over. Also includes the gas central heating boiler, and a double glazed window to the front.

### Cellar

A useful cellar space which has been boarded out.

## First Floor

### Bedroom One

With a double glazed window to the front aspect, and a gas central heating radiator.

### House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Double glazed window to the front.

## Second Floor

### Bedroom Two

Double glazed window to the front, and a gas central heating radiator.

### Bedroom Three

Double glazed window to the front aspect, and a gas central heating radiator.

### Exterior

Externally the property has a buffer garden to the front with walled boundaries and gated access.



**view this property online** [williamhbrown.co.uk/Property/CGT111566](http://williamhbrown.co.uk/Property/CGT111566)



welcome to

## Copperfield View, Leeds

- End Back to Back Home
- Recently Renovated Throughout
- Recently Fitted, Unused Kitchen
- Three Bedrooms
- Newly Fitted Carpets Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £135,000



**view this property online** [williamhbrown.co.uk/Property/CGT111566](http://williamhbrown.co.uk/Property/CGT111566)



Property Ref:  
CGT111566 - 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.



Please note the marker reflects the  
postcode not the actual property



william h brown



**0113 260 0945**



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



47 Station Road, Crossgates, LEEDS, West  
Yorkshire, LS15 8DT



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