



Field End Court, Leeds LS15 0PY

welcome to

Field End Court, Leeds

ATTENTION FIRST TIME BUYERS! If you're looking to FLY THE NEST, then come along and BOOK YOUR VIEWING of this superb MID TERRACE HOME. Having the potential to really make a house into your PERFECT HOME, this three bedroom property is also FOR SALE with NO CHAIN!



Ground Floor

Kitchen

7' 8" MAX x 7' 8" MAX (2.34m MAX x 2.34m MAX)

Kitchen with fully fitted wall and base units, splash back tiles, two windows to the rear, door to the rear.

Lounge

12' 8" MAX x 14' 8" MAX (3.86m MAX x 4.47m MAX)

Carpeted throughout, gas fire, window to the front, central heating radiator.

First Floor

Bedroom One

9' 4" MAX x 11' 9" MAX (2.84m MAX x 3.58m MAX)

Window to the front, central heating radiator.

Bedroom Two

9' 2" MAX x 10' 6" MAX (2.79m MAX x 3.20m MAX)

Window to the rear, central heating radiator.

Bedroom Three

6' 5" MAX x 7' 2" MAX (1.96m MAX x 2.18m MAX)

Window to the front, central heating radiator.

Shower Room

Modern shower room incorporating; double walk-in shower, washing hand basin within integrated storage unit, W/C, heated towel rail, window to the rear.



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welcome to

Field End Court, Leeds

- Mid Terrace Home
- Three Bedrooms
- Potential For Updating
- Modern Shower Room
- Off Street Parking Space

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£220,000



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Property Ref:
CGT111021 - 0010

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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Please note the marker reflects the postcode not the actual property



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