



Kelmscott Crescent, Leeds LS15 8JY

welcome to

Kelmscott Crescent, Leeds

A well-presented three-bedroom semi-detached home, ideal for families. Featuring both front and rear gardens, off-street parking via a private driveway, and spacious living throughout.



Ground Floor

Lounge

12' 4" max x 15' 11" max (3.76m max x 4.85m max)
Window to the front.

Kitchen

12' 4" max x 9' 7" max (3.76m max x 2.92m max)
Kitchen with fully fitted wall and base units, window
and door to the rear.

Bedroom One

9' 4" max x 12' 10" max (2.84m max x 3.91m max)
Carpeted throughout, central heating radiator.

Bedroom Two

12' 9" max x 9' 8" max (3.89m max x 2.95m max)
Carpeted throughout, central heating radiator.

Bedroom Three

8' 9" max x 5' 10" max (2.67m max x 1.78m max)
Carpeted throughout, central heating radiator.

Bathroom

Bathroom incorporating three piece suite with bath
tub, washing hand basin, W/C.



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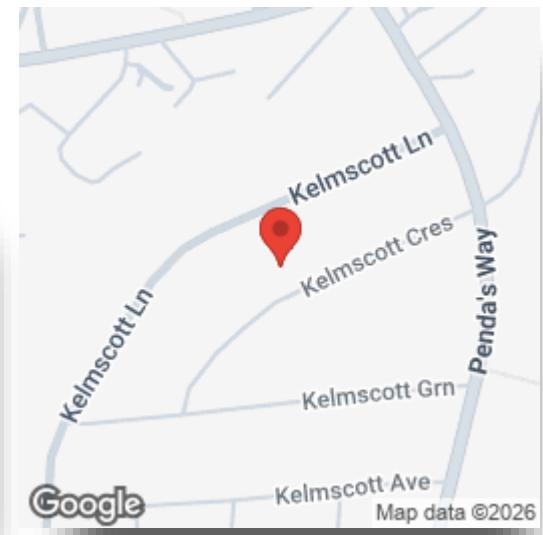
Kelmscott Crescent, Leeds

- SEMI -DETACHED FAMILY HOME
- THREE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY FOR OFF STREET PARKING
- IDEAL FOR FAMILIES & FIRST TIME BUYERS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£217,500



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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:
CGT111456 - 0002

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