



Holborn Street, Leeds LS6 2QP

welcome to

Holborn Street, Leeds

LOCATED close to LEEDS CITY CENTRE, this fantastic MID TERRACE home is the PERFECT property for first time buyers commuting to Leeds and beyond. Offering a wealth of local amenities and having easy access to Hyde Park, Headingley and Woodhouse, this property is just waiting for you to view!



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Having the entrance door to the front aspect, and featuring a bay window to the front aspect, a fire place with a gas fire, laminate wood effect flooring, and a radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes the gas central heating boiler, a radiator, pantry space, washing machine and a dishwasher. Window to the rear aspect, and a door also to the rear.

Bedroom One

With a bay window to the front aspect, and a radiator.

Bedroom Two

Window to the rear and a radiator.

House Bathroom

Recently updated and consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes an extractor fan, laminate flooring, a window to the rear and radiator.

Exterior

Externally the property has a buffer garden to the front, while to the rear is a good size garden space with an artificial lawn, pebble area, and a pathway to the single hand gate.



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welcome to

Holborn Street, Leeds

- Two Bedroom Mid Terrace Home
- For Sale With No Chain
- Ideal For First Time Buyers & Investors
- Renovated Roof With Building Regulations Certificate & Recently Refurbished Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110244 - 0003

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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