





Worcester Avenue,LEEDS LS10 4SA

william
h brown

welcome to

Worcester Avenue, LEEDS

PERFECT FTB/YOUNG FAMILY HOME, SEMI DETACHED, LIVING ROOM, KITCHEN/DINER, TWO first floor BEDROOMS, HOUSE BATHROOM, SPACIOUS DRIVEWAY, SINGLE GARAGE, GARDENS to front and rear. Good access to motorway links.

Entrance Porch
Door to the side, window to the front, door leading into the living room.

Living Room
uPVC double glazed window to the front, two gas central heating radiators, stairs leading to the first floor landing. Door leading into the kitchen/diner.

Kitchen/Diner
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window to the side, uPVC double glazed French doors leading to the rear garden.

First Floor Landing
Access to both bedrooms and the house bathroom.

Bedroom One
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom
A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, tiled walls and floor, storage cupboard, uPVC double glazed window to the side.

Exterior
Paved garden to the front, spacious driveway to the side, single garage and to the rear is a tiered paved garden.

Garage
metal roller door to the front, uPVC double glazed door to the rear.









view this property online williamhbrown.co.uk/Property/MLY111926

welcome to

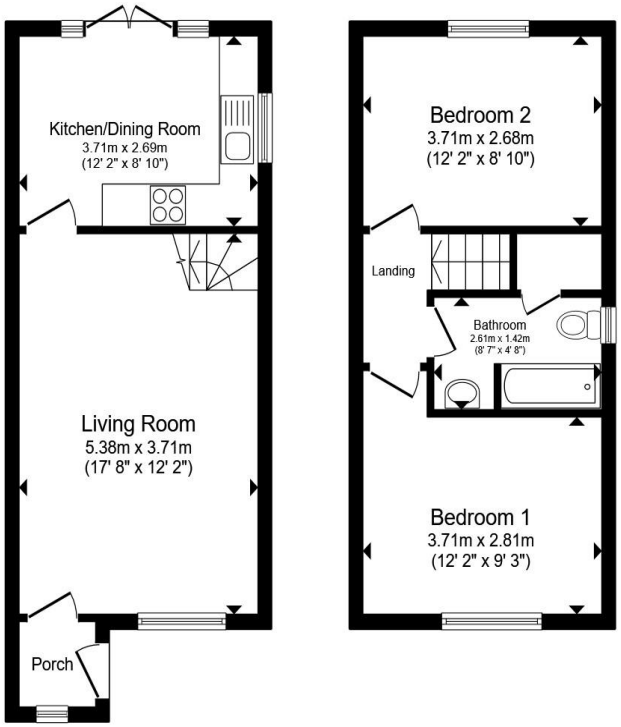
Worcester Avenue, LEEDS

- Two bedroom semi detached accommodation
- Perfect FTB/young family home
- Driveway & garage
- Gardens to front and rear
- Good access to motorway links

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£180,000



Ground Floor **First Floor**

Total floor area 62.2 m² (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/MLY111926

The Property Ombudsman

Property Ref:
MLY111926 - 0004

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

0113 253 7100

Morley@williamhbrown.co.uk

80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.