



Street Lane, Leeds LS17 6HQ

welcome to

Street Lane, Leeds

Charming one-bedroom mid-terrace cottage offering surprisingly spacious accommodation throughout. Benefiting from low maintenance outside spaces, convenient location close to local amenities and transport links, available with no onward chain. Ideal first home, investment or downsizing opportunity.



Living Room

A spacious, bright and airy room with an attractive fireplace.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

Bedroom

A spacious double bedroom with a built in cupboard.

Shower Room

Comprising a walk in shower, wc and hand basin.

Externally

There are low maintenance paved spaces to the front and rear.

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.



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welcome to

Street Lane, Leeds

- MID TERRACE COTTAGE
- ONE DOUBLE BEDROOM
- SPACIOUS ROOMS
- LOW MAINTENANCE OUTSIDE SPACES TO THE FRONT & REAR
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109983 - 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.

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.



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