



Richmond Avenue, Leeds LS6 1BZ

welcome to

Richmond Avenue, Leeds

This spacious semi-detached property offers excellent renovation potential throughout. Featuring three bedrooms, two reception rooms, and gardens to the front and rear, it provides ample space for family living. Additional benefits include off-street parking and a desirable location.



Ground Floor

Lounge

Lounge with large bay window to the front.

Reception Room; Bedroom One

Versatile reception room which is currently used as a bedroom with window to the rear.

Kitchen

Kitchen with fully fitted wall and base units, integrated appliances, window and door to the rear.

First Floor

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front.

Bedroom Four

Window to the front.

Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, window to the rear.



view this property online williamhbrown.co.uk/Property/HEA109425



welcome to

Richmond Avenue, Leeds

- SEMI-DETACHED HOUSE
- 3/4 BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN TO REAR WITH GARDEN ACCESS
- GARDENS TO FRONT AND REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109425



Property Ref:
HEA109425 - 0002

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.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk