





Kings Avenue,Leeds LS6 1QS

william h brown

welcome to

Kings Avenue, Leeds

Ideal for first-time buyers or investors, this two-bedroom mid-terrace home offers spacious accommodation, a useful storage cellar, and a low-maintenance yard. Conveniently located close to local amenities and transport links, it provides comfortable living in a well-connected setting.













Living Room
With ample space for furniture.

Kitchen
With wall and base units, work surfaces and spaces for appliances.

Cellar
A useful storage space.

Bedroom One
A double bedroom with space for free standing furniture.

Bedroom Two
With space for free standing furniture.

Bathroom
Comprising a bath with shower over, wc and hand basin.

Externally
There lis a low maintenance yard to the 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.

welcome to

Kings Avenue, Leeds

- MID TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- USEFUL STORAGE CELLAR
- LOW MAINTENANCE YARD
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEA110205 - 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.

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0113 278 5337

Headingley@williamhbrown.co.uk

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

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.