



Laurel Hill Way, LEEDS LS15 9EW

welcome to

Laurel Hill Way, LEEDS

*** ATTENTION FIRST TIME BUYERS *** If you're ready to fly the nest, and even if you're looking to invest, this MID TERRACE home offers TWO DOUBLE BEDROOMS, a MODERN BATHROOM, and a REAR GARDEN. Don't miss this, call William H Brown to arrange your viewing!



Ground Floor

Lounge

12' 5" MAX x 16' MAX (3.78m MAX x 4.88m MAX)

This inviting room benefits from a front-facing window which allows natural light to brighten the space, central heating radiator and staircase rises to the first floor.

Kitchen/Diner

8' 7" MAX x 12' 6" MAX (2.62m MAX x 3.81m MAX)

The kitchen/diner is a bright and functional space, featuring fully fitted wall and base units that offer ample storage. Integrated appliances provide a sleek and modern finish, while a rear-facing window brings in natural light. The dining area is perfectly positioned with French-style patio doors that open directly into the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or family meals.

First Floor

Bedroom One

9' 1" MAX x 12' 4" MAX (2.77m MAX x 3.76m MAX)

Window to the rear, central heating radiator.

Bedroom Two

8' 8" MAX x 12' 4" MAX (2.64m MAX x 3.76m MAX)

Two windows to the front, central heating radiator.

Bathroom

The bathroom is well-appointed, incorporating a bath tub with shower facilities for added convenience. It also features a wash hand basin and WC, complemented by a heated towel rail for comfort and practicality.



view this property online williamhbrown.co.uk/Property/CGT111076



welcome to

Laurel Hill Way, LEEDS

- Modern Mid Terrace Home
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Rear Gardens
- Perfect For First Time Buyers

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

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111076



Property Ref:
CGT111076 - 0007

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



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk