



William Rise, LEEDS LS15 7JN

welcome to

William Rise, LEEDS

At a Guide Price of £220,000 - £230,000 could this SEMI DETACHED HOME be THE ONE? Offering TWO RECEPTION ROOMS as well as a GROUND FLOOR SHOWER ROOM, CONSERVATORY, and a GENEROUS rear garden, this fabulous home is IDEAL for the family buyer and is READY to VIEW!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

Living Room

Featuring a double glazed bay window to the front aspect, gas central heating radiator, and a fire place with log burner, mantel, and hearth.

Dining Room

Having double glazed French doors leading out to the rear garden, and a gas central heating radiator.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over and a breakfast bar. Includes stainless steel sink and drainer, an electric cooker point, space for a washing machine, space for a dish washer, and space for a free standing fridge freezer. Also includes a gas central heating radiator, and a double glazed window to the rear, and an opening to the conservatory.

Conservatory

Of Upvc construction with a brick built base, windows to the three sides, and French doors leading out to the garden.

Shower Room

Equipped with a shower cubicle, wash hand basin, and the W.C. Built in storage, and a double glazed window.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One

Featuring a double glazed bay window to the front aspect, built in storage, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

Bedroom Three

With a double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Part tiling, a built in cupboard housing the gas central heating boiler, a gas central heating radiator, and a window.

Exterior

Externally the property has a tandem driveway to the front aspect leading to the detached garage, while to the rear is fenced garden space with patio, lawn, two outdoor power points, cold taps. and outdoor lights.



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William Rise, LEEDS

- Guide Price £220,000 - £230,000
- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden

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

guide price

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111583 - 0003

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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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