



**Elford Place East, Leeds LS8 5QB**

**welcome to**

**Elford Place East, Leeds**

A four bedroom through mid terrace property which is well presented and conveniently situated for a host of amenities. Internal viewing is strongly recommended.



## 68 Elford Place East

A substantial four bedroom through mid terrace home which is situated next to a park and with a range of local amenities within walking distance, while the property is also within easy reach of hospitals and the city centre. This home briefly comprises; ground floor, bay fronted sitting room, dining room, kitchen, basement room, first floor, landing, two double bedrooms and the house bathroom, second floor, two further double bedrooms. Externally there is a forecourt to the front and a yard to the rear. Internal viewing is strongly recommended of this lovely family home.

### Ground Floor

#### Sitting Room

15' 2" Into bay x 12' ( 4.62m Into bay x 3.66m )

With a door to the front, radiator and access to the inner hallway.

#### Inner Hallway

With stairs to the first floor.

### Dining Room

13' 3" x 12' 1" ( 4.04m x 3.68m )

Having a window to the rear, radiator, access to the basement and door to the kitchen.

### Kitchen

12' x 5' 4" ( 3.66m x 1.63m )

Having a range of wall and base units with work surface over, gas cooker point, hood, stainless steel sink with mixer tap, tiled splash backs and two windows and a door to the side,

### Basement

There is a useful store room which has a window to the front and a radiator.

### First Floor

#### Landing

With stairs to the second floor.

### Bedroom 1

12' 8" x 12' ( 3.86m x 3.66m )

Having a window to the front which over looks the park, radiator and fitted wardrobes.

### Bedroom 2

10' 9" x 6' 2" ( 3.28m x 1.88m )

With a window to the rear, a radiator and a fitted wardrobe.

### Bathroom

Having a white three piece suite which includes a bath with shower over, low suite w.c, pedestal basin, window to the rear and tiled walls.

### Second Floor

#### Bedroom 3

13' 5" Max x 12' 1" ( 4.09m Max x 3.68m )

Having a window to the rear and a radiator.

#### Bedroom 4

12' 1" x 12' ( 3.68m x 3.66m )

Having a window to the front which overlooks the park and a radiator.

### Outside

#### Outside

There is a forecourt to the front and an enclosed yard to the rear.



**view this property online** [williamhbrown.co.uk/Property/OAK106543](http://williamhbrown.co.uk/Property/OAK106543)



**welcome to**

## **Elford Place East, Leeds**

- Through Terrace House
- Four Bedrooms
- Two Reception Rooms
- Basement
- Front and Rear Yards

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

offers over

**£165,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK106543](http://williamhbrown.co.uk/Property/OAK106543)



Property Ref:  
OAK106543 - 0008

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 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**