



**Poole Crescent, Leeds LS15 7LU**

**welcome to**

**Poole Crescent, Leeds**

A SUPERB SEMI DETACHED HOME currently split into two flats! This property offers an INCREDIBLE OPPORTUNITY for the investment buyer who is ready to take on a new project! Contact our Crossgates team to arrange your viewing!



### **Property Overview**

Currently split into two flats, with one floor having a gas central heating system (not tested) and the other having electric wall mounted heaters (not tested) and featuring bay windows to the front and a generous garden to the rear plus off street parking!

### **Epc**

The property has two EPC ratings relating to the separate flats with one being rated as a C and the second as an F.



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welcome to

## Poole Crescent, Leeds

- Semi Detached Property
- Fantastic Investment Opportunity
- In Need Of Updating
- Off Street Parking To The Front
- Good Size Rear Garden

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

# £115,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111887 - 0004

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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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