



Mardale Crescent, Leeds LS14 6DP

welcome to

Mardale Crescent, Leeds

IF you're looking for a SPACIOUS home, then maybe this SEMI DETACHED is RIGHT UP YOUR STREET! With FOUR BEDROOMS, this property offers TWO RECEPTION ROOMS a MODERN ground floor shower room PLUS gardens to two sides, and OFF STREET PARKING!



Entrance Hall

Having the entrance door to the side aspect, and stairs to the first floor landing.

Lounge

With a double glazed window to the front aspect, a fire place with a gas fire, gas central heating radiator, and an opening to the dining room.

Dining Room

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

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, a free standing cooker, space for a washing machine and space for a fridge freezer. Double glazed window to the rear and a door leading out to the rear garden.

Shower Room

Set to the ground floor and having a shower cubicle, wash hand basin a low level flush w.c set within a vanity storage unit. Also includes a heated towel rail, and a double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor and having a window to the rear, and a useful storage cupboard.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Exterior

Externally the property has a driveway to the front with double gated access, and a low maintenance garden space. To the rear is an additional garden space which is mostly laid to patio paving, with sleepers, and pebble borders.



view this property online williamhbrown.co.uk/Property/CGT111549



welcome to

Mardale Crescent, Leeds

- GUIDE PRICE £260,000 - £270,000
- Semi Detached Home
- Four Good Size Bedrooms
- Ground Floor Shower Room
- Off Street Parking To The Front

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

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111549



Property Ref:
CGT111549 - 0003

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 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk