



Foxcroft Green, Leeds LS6 3NR

welcome to

Foxcroft Green, Leeds

Spacious four-bedroom semi-detached home in a convenient location. Featuring a generous lounge, utility/storage room, downstairs WC, wet room, front and rear gardens, and excellent family accommodation throughout. Ideal for families, first-time buyers or investors.



Hallway

A bright hallway with stairs leading to the first floor.

Living Room

A bright and airy room with a large window to the front allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for other appliances, table and chairs.

Dining Room

A versatile second reception room offering flexible living space to suit a variety of needs, whether used as a formal dining room, home office, playroom, snug, or additional sitting room.

Downstairs Wc

Comprising a wc and hand basin.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with built in cupboards.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A good size bedroom with space for free standing furniture.

Wet Room

A spacious wet room fitted with a walk-in shower area, WC and wash hand basin. Designed with practicality in mind, this versatile wet room offers convenient and accessible facilities while remaining bright and easy to maintain.

Externally

The property is set back from the road behind a generous front garden, predominantly laid to lawn with established shrubs and mature planting. A pathway with handrails and steps leads to the front entrance, while the elevated position provides an attractive outlook. The rear garden offers a private outdoor space with a patio seating area, gravelled sections and established borders with mature shrubs and trees.

Agents Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, We have limited knowledge about this property.



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welcome to

Foxcroft Green, Leeds

- **GUIDE PRICE £270,000 - £280,000**
- SPACIOUS SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- DOWNSTAIRS WC
- UTILITY/STORAGE ROOM

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

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA110224 - 0005

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.



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