



Silk Mill Gardens, Leeds LS16 6PZ

welcome to

Silk Mill Gardens, Leeds

Guide Price of £280,000 - £290,000 This charming home is presented to market in a ready to move in condition. It enjoys front and rear gardens alongside a spacious conservatory. Uniquely this property benefits from 4 bedrooms alongside a downstairs WC and off street parking.



Silk Mill Gardens

Having previously been used as a successful rental property this attractive house is now offered with no chain and immediate vacant possession. The property would be ideal for both investment landlord and owner occupiers alike.

This spacious and well-maintained 4 bedroom Semi-Detached property is ideally situated in a popular residential area, close to a range of local amenities, highly regarded schools, and excellent transport links—including Horsforth Train Station, just 0.4 miles away. The home is perfectly suited to a variety of buyers and offers well proportioned accommodation throughout. An internal viewing is highly recommended to fully appreciate what's on offer. The property benefits from no onward chain making it perfect for all types of buyers.

Ground Floor

Entrance Hall

A good size entrance way with Vinyl flooring, radiator and understair storage.

Lounge

19' 8" x 11' 5" (5.99m x 3.48m)

A spacious living area with ample room for activities. It enjoys an electric Fireplace and warming radiator.

Kitchen/Diner

15' 10" max x 12' 5" max (4.83m max x 3.78m max)

L- Shaped room. The kitchen enjoy tiled flooring and a double glazed window to the rear. It offers space for a washing machine, tumble dryer and un counter space for a fridge and freezer. The double oven and 2 x radiators ensure the kitchen has everything you need.

Wc

Wc room with a radiator, double glazed window and vinyl flooring.

Conservatory

15' 11" x 12' 5" (4.85m x 3.78m)

Good size conservatory with laminate floor and a radiator.

First Floor

Bedroom 1

10' 7" max recess x 11' 7" max recess (3.23m max recess x 3.53m max recess)

Spacious double bedroom with carpet and integrated wardrobes. Double glazed window to the front and warmed by a radiator.

Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m)

Double bedroom with integrated robes, radiator and a double glazed window to the front.

Bedroom 3

8' 8" x 8' 4" (2.64m x 2.54m)

Carpeted room with a double glazed window to the rear and radiator

Bedroom 4

8' 9" x 7' 11" (2.67m x 2.41m)

Another carpeted room with double glazed window to the rear, warmed by a radiator.

Bathroom

A good sized bathroom with vinyl floor, sink, wc, bath/shower and a heated towel rail.

Outside

Lawned garden to the front with hedges and a patio area to the rear.

Agents Note

To the best of our knowledge this property, like many others in the area, is of a non-standard construction and we believe it to be a 'Wimpey no fines'. Mortgages for this type of property are readily available and we advise checking with your mortgage broker or lender in this respect. William H Brown can offer assistance here if needed.

Agents Note

Previously tenanted, the property was achieving a strong gross yield of 6.1%



view this property online williamhbrown.co.uk/Property/HFT107250



welcome to

Silk Mill Gardens, Leeds

- Well Presented 4 Bedroom Home
- Bright and Spacious Lounge
- Conservatory
- Off Street parking
- Located in a Popular Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107250



Property Ref:
HFT107250 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk