





Bayswater Road,Leeds LS8 5NT

william h brown

welcome to

Bayswater Road, Leeds

A spacious two-bedroom home offers versatile accommodation arranged over four floors. Benefiting from a good-sized enclosed paved garden, the property presents excellent potential for a range of buyers. Internal viewing is highly recommended to fully appreciate the living space.

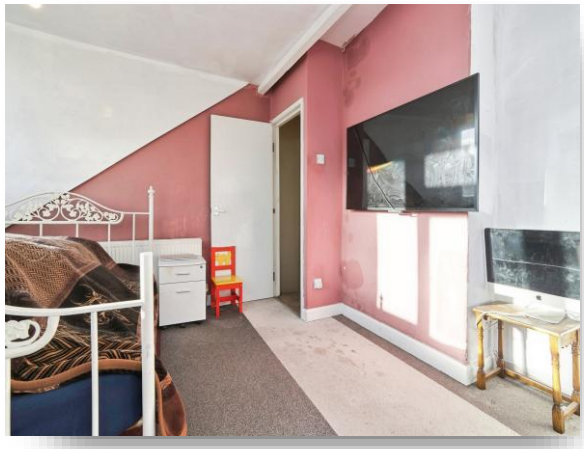












Ground Floor
Front door opens into hall with stairs up to the first floor and door through to the lounge

Kitchen
A good sized kitchen diner with base units, sink with mixer tap, space for cooker, plumbing for washing machine, space for free standing fridge freezer, wall mounted boiler, two useful storage cupboards. Ample space for dining table, window to the side and door to the front.

First Floor
Lounge
A generously sized lounge featuring a side-facing bay window, a radiator for warmth, and a door leading to stairs that descend to the lower ground floor

Second Floor
Bedroom Two
Carpet, radiator and window to the side.

Bathroom
The bathroom comprises; panel bath, wc, wash basin, radiator and window to the side.

Third Floor
Bedroom One
A double bedroom with carpet, radiator, useful cupboard and window to the side

External
There is access to a good-sized block-paved garden, providing a generous and low-maintenance outdoor space, ideal for relaxing and entertaining.

Agent Note
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.



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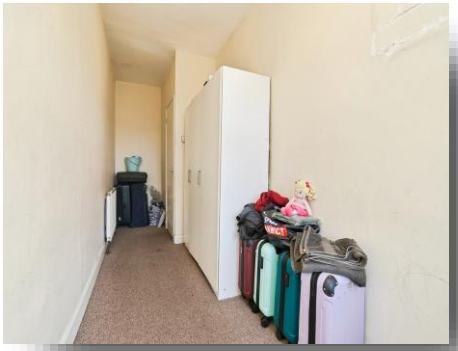
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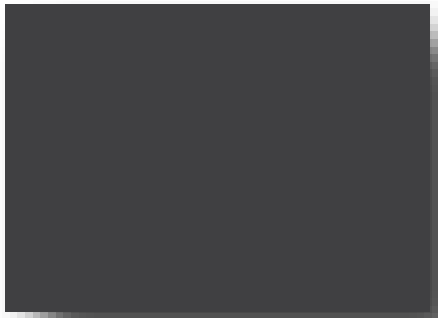
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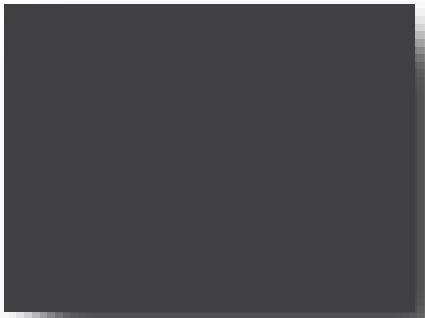
- TWO BEDROOM
- END TERRACE
- IN NEE OF MODERNISATION BUT HOLDS GREAT POTENTIAL
- YARD SPACE
- POPULAR RESIDENTIAL AREA

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

£140,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
OAK110132 - 0002

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.

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