



**Birch Crescent, LEEDS LS15 7SU**

**welcome to**

**Birch Crescent, LEEDS**

Ready to FLY THE NEST or are you LOOKING TO INVEST? This mid terrace property could be the one for you! For sale with NO CHAIN, this home offers TWO GOOD SIZE bedrooms plus a MODERN bathroom and is READY for you to move in to! Don't miss this, call our Crossgates team to book an appointment!



**Entrance Hall**

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

**Lounge**

Having a bay window to the front aspect, wall mounted electric fire, 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, an electric oven with an electric hob, and tiling to the splash areas. Also includes a gas central heating radiator, the gas central heating boiler, door to the rear and a double glazed window to the rear.

**Bedroom One**

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

**Bedroom Two**

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

**House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a w.c set within a vanity storage unit. Also has part tiling to the walls, an extractor, heated towel rail, and a double glazed window.

**Exterior**

Externally the property has a low maintenance garden to the front and a yard to the rear.



***view this property online*** [williamhbrown.co.uk/Property/CGT111900](http://williamhbrown.co.uk/Property/CGT111900)



welcome to

## Birch Crescent, LEEDS

- Mid Town House
- Two Double Bedrooms
- For Sale With No Chain
- Ideal First Home
- Fantastic Buy To Let Opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £200,000



**view this property online** [williamhbrown.co.uk/Property/CGT111900](http://williamhbrown.co.uk/Property/CGT111900)



Property Ref:  
CGT111900 - 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.



Please note the marker reflects the  
postcode not the actual property



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**