



**Austhorpe Drive, Leeds LS15 8QQ**

**welcome to**

**Austhorpe Drive, Leeds**

\*\*\* ATTENTION FIRST TIME BUYERS \*\*\* Looking to take your first step on the property ladder? Then have a look at this INCREDIBLE buying opportunity! With two bedrooms, this semi detached home is for sale with NO CHAIN and includes a DRIVEWAY for off street parking. Contact us to view!



**Please Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

**Lounge**

Having the entrance door to the front aspect, and a window also to the front, fire place with an electric fire, radiator, and stairs to the first floor landing.

**Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric eye level oven, and an electric hob with matching splash back. Also includes part tiling, plumbing for a washing machine, and under counter space for a fridge and freezer. Double glazed window to the rear and a door leading out to the rear garden.

**First Floor Landing**

With stairs rising from the ground floor and having a built in storage cupboard.

**Bedroom One**

With a window to the front. and a gas central heating radiator.

**Bedroom Two**

Window to the rear and a radiator.

**House Bathroom**

Featuring a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Also includes a heated towel rail and a window.



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## **Austhorpe Drive, Leeds**

- Semi Detached Home
- Two Bedrooms
- Ideal First Home
- Fantastic Buy To Let Opportunity
- For Sale With No Chain

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £185,000

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Property Ref:  
CGT111794 - 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.

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**



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