



St. Hildas Mount, LEEDS LS9 0BY

welcome to

St. Hildas Mount, LEEDS

FOR SALE with NO CHAIN and at a Guide Price of £160,000 - £170,000, this back to back property is READY to MOVE IN TO and offers living accommodation over FOUR FLOORS which includes THREE BEDROOMS and TWO SHOWER ROOMS. Don't miss this, call us to view!



Ground Floor

Entrance Porch

Having the entrance door to the front aspect, and a door to the ground floor accommodation.

Open Plan Lounge Kitchen

Fitted with a modern kitchen which includes a sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also includes two windows to the front, and a fire place to the lounge.

First Floor

Bedroom One

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

Shower Room

Equipped with a shower room, wash hand basin, and a w.c. Tiling to all visible areas, a gas central heating radiator, and a window to the front.

Second Floor

Bedroom Two

With a window to the front, built in storage, and a radiator.

Bedroom Three

Having a window to the front, and built in storage.

Basement

Having a separate entrance door to the front and fitted with a sink and drainer, plus base level storage cupboards, and a separate shower room with a shower cubicle, wash hand basin, and a w.c.

Exterior

Externally the property has a buffer garden to the front which is paved and has steps up to the front door.



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St. Hildas Mount, LEEDS

- Guide Price £160,000 - £170,000
- Mid Terrace Back To Back
- Accommodation Over Four Floors
- No Chain
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112002



Property Ref:
CGT112002 - 0004

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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william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk