



York Road, Leeds LS14 6DX

welcome to

York Road, Leeds

IDEAL for the FAMILY BUYER, this FANTASTIC traditional style semi detached is just WAITING for you to VIEW! With it's TWO RECEPTION ROOMS, THREE bedrooms, and IMPRESSIVE four piece bathroom, this property is READY TO MOVE IN TO, and includes generous OFF STREET PARKING, garage & GARDENS!



Entrance Porch

Having an entrance door to the front aspect, and an entrance door to the hall.

Hallway

featuring a double glazed window to the side, gas central heating radiator, and stairs to the first floor landing.

Lounge

With a double glazed bay window to the front aspect, a feature fire place, and a gas central heating radiator.

Dining Room

With French doors leading out to the rear garden, a feature fire place, 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 sink and drainer with mixer tap, an eye level double oven, gas hob with tiling to the splash areas, and a cooker hood unit over. Also includes a dish washer and plumbing for a washing machine, a double glazed window to the rear, double glazed window to the side, and a door also to the side.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the fully boarded loft.

Bedroom One

With a double glazed bay window to the front aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

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

Bedroom Three

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

House Bathroom

Consisting of a four piece bathroom suite which includes a bath, a wash hand basin set within a vanity storage unit, a low level flush w.c, and a shower cubicle. Tiling to the walls, heated towel rail, and a double glazed window to the rear.

Exterior

Externally the property offers a lawned garden to the front aspect, with a generous driveway extending to the side, which then gives access to the detached garage.

To the rear is a good size garden space with two paved patio seating areas, a lawn, and access to the detached garage. Also includes an outdoor tap.

Garage

A detached garage with an electric roller shutter door, an access door to the side and a window also to the side.



view this property online williamhbrown.co.uk/Property/CGT112064



welcome to York Road, Leeds

- Traditional Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112064



Property Ref:
CGT112064 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk