



**Throstle Street, Leeds LS10 4JE**

**welcome to**

## **Throstle Street, Leeds**

PERFECT FTB/YOUNG FAMILY HOME, THREE BEDROOM END THROUGH TERRACE, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, MODERN HOUSE BATHROOM, PLAYROOM, GRAVELED GARDEN and DRIVEWAY to the front and a WELL MAINTAINED ENCLOSED GARDEN to the rear.

### **Entrance Hall**

Door to the front, stairs leading to the first floor landing and door leading into the living room.

### **Living Room**

Double glazed window to the rear, gas central heating radiator, electric fire, door leading into the kitchen/diner.

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, hob and extractor fan, breakfast bar, double glazed window to the front. Door leading into the utility room.

### **Utility Room**

Base units with work surfaces over, double glazed window to the rear and door to the side.

### **First Floor Landing**

Access to three bedrooms and the house bathroom.

### **Bedroom One**

Double glazed window to the rear.

### **Bedroom Two**

Double glazed window to the rear.

### **Bedroom Three**

Double glazed window to the front.

### **House Bathroom**

A three piece modern bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, double glazed window to the side.

### **Playroom**

Currently used as a playroom, double glazed window to the side, power and lighting and door to the front.

### **Exterior**

Graveled garden and driveway to the front with fence boundaries and gated access and to the rear is an enclosed well maintained garden with paved seating area, artificial grass and access into the playroom.





***view this property online*** [williamhbrown.co.uk/Property/MLY111789](http://williamhbrown.co.uk/Property/MLY111789)



welcome to

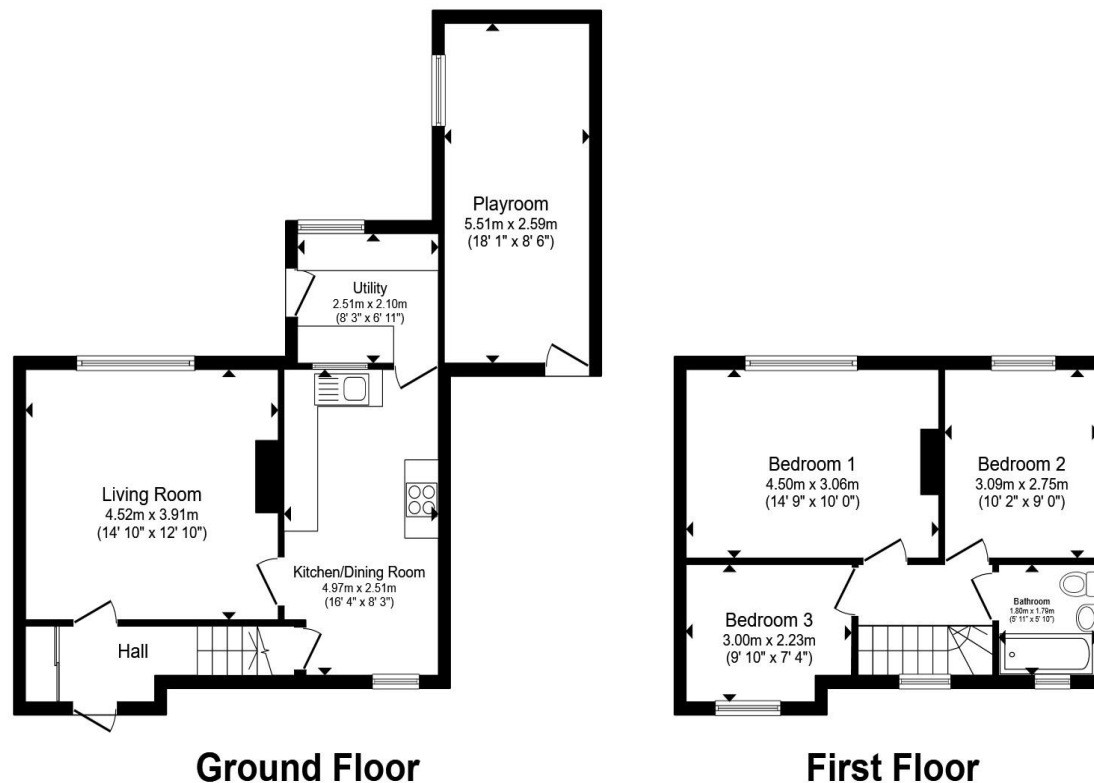
## Throstle Street, Leeds

- Three bedroom end through terrace
- Perfect FTB/young family home
- Kitchen/diner with utility room
- Playroom accessed from the rear
- Enclosed gardens to both front and rear

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£200,000**



Total floor area 94.9 m<sup>2</sup> (1,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/MLY111789](http://williamhbrown.co.uk/Property/MLY111789)



Property Ref:  
MLY111789 - 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 253 7100**



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



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



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