



**Mill Green Place, LEEDS LS14 5JX**

**welcome to**

**Mill Green Place, LEEDS**

At a Guide Price of £200,000 - £210,000, this semi detached home could be THE ONE for you! Situated on a CORNER PLOT, this property TWO BEDROOM HOUSE IS CURRENTLY SET UP AS A THREE BED has GARDENS to three sides PLUS a DRIVEWAY for off street parking! Viewing is a MUST!



### **Entrance Hall**

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

### **Lounge Diner**

Featuring a double glazed window to the front aspect and patio doors leading out to the rear. Feature fire place with an electric fire, surround, and hearth, plus 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, an electric oven with a gas hob, tiling to the walls and a cooker hood over. Also includes a storage cupboard / pantry, tiling to the floor, plumbing and space for a washing machine and space for an under counter fridge and freezer. Double glazed window to the side, door to the side, and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a gas central heating radiator and double glazed window.

### **Bedroom One**

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

### **Bedroom Two**

Double glazed window to the front, two storage cupboards, and a door to the third bedroom.

### **Bedroom Three**

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

### **Shower Room**

Equipped with a corner shower cubicle, a wash hand basin and w.c set within a vanity storage unit. Tiling to the walls and tiling to the floor, heated towel rail, extractor, double glazed window to the rear and a double glazed window to the side.

### **Exterior**

Set on a corner plot, this semi detached home offers gardens to three sides which includes a driveway with double gated access, a paved garden to the rear and a low maintenance garden to the front.

### **Please Note**

The property is of non-standard construction. (Levitt-Cartwright Steel Framed)



**view this property online** [williamhbrown.co.uk/Property/CGT111927](http://williamhbrown.co.uk/Property/CGT111927)



welcome to

## Mill Green Place, LEEDS

- Guide Price £200,000 - £210,000
- Semi Detached Home
- Two Bedrooms But Used As a Three Bedroom
- Set On a Corner Plot
- Gardens To Three Sides

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £200,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT111927](http://williamhbrown.co.uk/Property/CGT111927)



Property Ref:  
CGT111927 - 0006

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



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



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