



East Park Street, Leeds LS9 9LB

welcome to

East Park Street, Leeds

READY TO FLY THE NEST or LOOKING TO INVEST? Then this MID TERRACE HOME could be PERFECT for you! For sale with NO CHAIN and having undergone some updating, this impressive property offers FANTASTIC living accommodation and includes a yard plus a garden. Call us to view!



Entrance Hall

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

Lounge

Featuring a double glazed window to the front aspect, a gas central heating radiator, and a useful under stair storage cupboard.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, plumbing and space for a washing machine, and space for a dryer. Space for a cooker with tiling to the splash areas and a cooker hood unit over. Also includes a double glazed window to the rear and a door leading out to the rear garden.

First Floor

Bedroom One

Having a double glazed window to the rear, built in triple wardrobe, and a gas central heating radiator.

Bedroom Two

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

Bedroom Three

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

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin with a vanity storage unit above, plus a low level flush w.c. Also includes tiling to the walls, a heated towel rail, and a double glazed window to the rear.

Exterior

Externally the property has a lawned garden with pathway to the front, and an enclosed yard to the rear.



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welcome to

East Park Street, Leeds

- Mid Terrace Home
- Three Bedrooms
- For Sale With No Chain
- Fantastic For The First Time Buyer
- Ideal Buy To Let Opportunity

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

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111532



Property Ref:
CGT111532 - 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.



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