



Silk Mill Bank, Leeds LS16 6PS

welcome to

Silk Mill Bank, Leeds

Guide price £220,000 - £230,000 Offered with no chain, this spacious semi-detached home occupies a generous corner plot in a popular residential location. 3 well-proportioned bedrooms & enclosed gardens to the front & rear, the property is ideally placed for local amenities & good schools.



Silk Mill Bank

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home occupies a generous corner plot in a popular residential location, ideally positioned close to local amenities, well-regarded schools and excellent transport links.

An internal viewing is highly recommended to fully appreciate the size and versatility of the accommodation, which briefly comprises an entrance hallway, a bright and spacious through lounge with patio doors leading to the garden, a fitted kitchen/diner and a useful utility area to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys gardens to both the front and rear, predominantly laid to lawn and enclosed by established boundaries, creating a safe and private outdoor space ideal for families, pet owners and those who enjoy outdoor entertaining. The generous corner plot offers excellent outside space and potential for further enhancement, subject to any necessary consents.

Ground Floor

Hallway

Door to the front opens into the hallway with radiator and stairs up to the first floor

Lounge

A generously proportioned reception room stretching the full depth of the property dual aspects to the front and rear elevations allow for excellent levels of natural light throughout the day, while sliding patio doors offer direct access to the rear garden.

Kitchen

A spacious kitchen/diner fitted with a range of contemporary grey wall and base units complemented by contrasting work surfaces. The room offers ample storage and preparation space and incorporates an integrated oven, gas hob and extractor hood, together with space for freestanding appliances. A large rear-facing window allows natural light to flood the room, while there is sufficient space for a dining table, making it an ideal setting for both everyday family meals and entertaining. This versatile layout completes this well proportioned heart of the home.

Utility Room

A useful space with understair storage, laminate flooring and boiler

First Floor

Landing

The landing provides access to the fully boarded and insulated loft as well as a useful storage cupboard.

Bedroom One

A good sized double bedroom with neutral decor, integral storage cupboard, radiator and window to the front

Bedroom Two

A second double bedroom with radiator and window with views over the garden.

Bedroom Three

A good sized third bedroom which is currently being used as an office with radiator and window to the front

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin set within a vanity unit and low-level WC. A window to the rear elevation provides natural light and ventilation, while partial wall tiling offers a practical finish. The bathroom is functional and well-proportioned.

Outside

To the front of the property is a lawned garden enclosed by mature hedging, creating a good degree of privacy. A gated entrance leads to a pathway with stone steps descending to the front door, while a further gated access point provides entry to the rear garden.

The rear garden is generously sized and predominantly laid to lawn, bordered by fencing and mature trees which enhance the sense of privacy. There is an outdoor tap and hosepipe for watering the garden with ease. A paved patio area provides an ideal space for outdoor seating and al fresco dining, making it well suited to both relaxation and entertaining.

Agents Note

This property is of non-standard construction and we believe it to be 'Wimpey no fines' please check with your lender in terms of mortgages.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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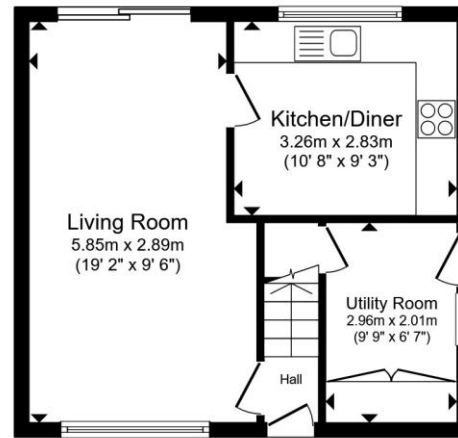
welcome to Silk Mill Bank, Leeds

- Offered with NO ONWARD CHAIN
- Three Bedroom Semi-detached Home
- Generous Enclosed Plot
- Popular LS16 Location
- Spacious Accommodation Throughout

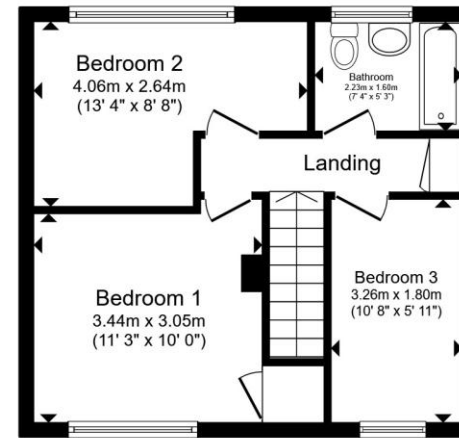
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£220,000 - £240,000



Ground Floor



First Floor

Total floor area 73.2 m² (788 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107698 - 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.



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