



**Willow Crescent, Leeds LS15 0ED**

**welcome to**

## **Willow Crescent, Leeds**

PERFECT for the family buyer, this WELL MAINTAINED home offers fantastic living accommodation throughout and includes TWO RECEPTION ROOMS, THREE bedrooms, a MODERN four piece BATHROOM and an EXCEPTIONAL GARDEN to the rear which is IDEAL for entertaining.



### Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### Agent 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.

### Entrance Hall

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

### Lounge

Featuring a bay window to the front aspect with bespoke shutters, and a radiator.

### Dining Room

Having a window to the rear with custom fit blinds, a feature fire place, and a radiator.

### 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, a useful pantry / storage cupboard, cooker point, space and plumbing for a washing machine, tiling to the splash areas and windows to both the rear and side.

### Side Porch

Of UPVC constriction and having windows to two sides, and French doors leading out to the garden.

### First Floor Landing

With stairs rising from the ground floor and having a window to the side.

### Bedroom One

With a window to the front aspect, fitted wardrobe and a radiator.

### Bedroom Two

Window to the rear, and a radiator.

### Bedroom Three

Window to the front, built in storage , and a radiator.

### House Bathroom

Equipped with a four piece bathroom suite which includes a bath, separate shower cubicle, wash hand basin set within a vanity storage unit, and the w.c. Heated towel rail, and a window to the rear.

### Exterior

Externally the property has off street parking, and well maintained gardens.



***view this property online*** [williamhbrown.co.uk/Property/CGT111983](http://williamhbrown.co.uk/Property/CGT111983)



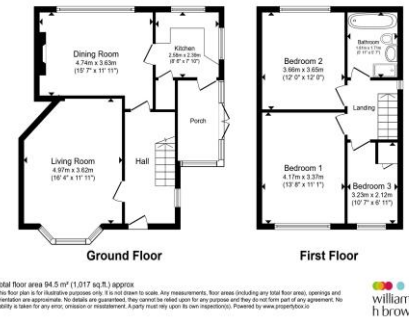
welcome to

## Willow Crescent, Leeds

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Well Maintained Throughout
- Fantastic Garden Spaces

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

**£235,000**



**view this property online** [williamhbrown.co.uk/Property/CGT111983](http://williamhbrown.co.uk/Property/CGT111983)



Property Ref:  
CGT111983 - 0007

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)**

Please note the marker reflects the  
postcode not the actual property