

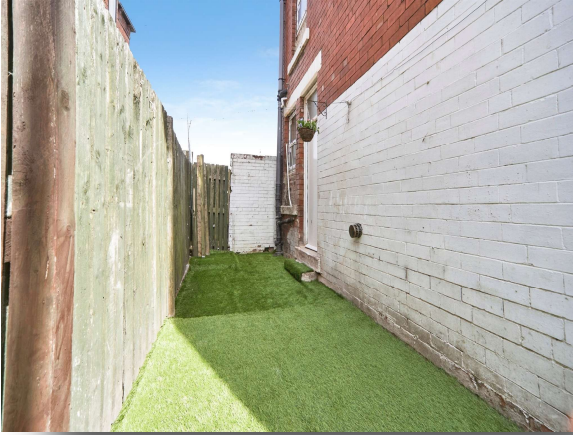


Walford Road,LEEDS LS9 7QT

welcome to

Walford Road, LEEDS

A three-bedroom semi-detached property ideally positioned close to a variety of local amenities, boasting spacious accommodation throughout, a side yard, and an impressive cellar. Providing excellent convenience.



Walford Road Ground Floor Lounge

Entering through the front door, you step into the lounge — a spacious room featuring two double-glazed windows to the front and a fitted radiator. The ceiling is finished with spotlights, adding a modern touch.

Kitchen

Entering the kitchen you'll find a side double-glazed window along with a side external door. A further internal door provides access to the cellar. The kitchen is fitted with a range of wall and base units, a sink with drainer, and also houses the boiler.

First Floor Bedroom Two

Bedroom Two is located on the first floor and offers a spacious double room featuring a front double-glazed window and a fitted radiator.

Bathroom

The bathroom is a modern, well-finished space featuring a side double-glazed window. It includes a bath with overhead shower, a vanity sink, and a toilet. Both the walls and floor are fully tiled, and the room is completed with a fitted chrome radiator.

Second Floor Bedroom One

Bedroom One is a well-proportioned double room featuring a side double-glazed window and a fitted radiator.

Bedroom Three

Bedroom Three features a side double-glazed window and a fitted radiator.

Cellar

The cellar is a generous space, accessed via the stairs leading down from the kitchen. It benefits from both a front and rear window.

External

The property benefits from an enclosed side yard, which can be accessed either through the gate at the front or via the side door located in the kitchen.

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.



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welcome to

Walford Road, LEEDS

- SEMI DETACHED
- THREE BEDROOMS
- MODERN BATHROOM
- SIDE YARD
- SPACIOUS CELLAR

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

offers in excess of

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109680



Property Ref:
OAK109680 - 0004

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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