



Neville Parade, LEEDS LS9 0LD

welcome to

Neville Parade, LEEDS

At a Guide Price of £160,000 - £170,000 this SEMI DETACHED property is a FANTASTIC option for the FIRST TIME BUYER! Offering TWO BEDROOMS and having undergone a program of modernisation, this home is ready to move in to, and is for sale with NO CHAIN! Don't miss this, CALL US TO VIEW!



Entrance Hall

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

Lounge

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

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also includes plumbing and space for a washing machine, ceiling spotlights, and a window to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the front aspect.

Bedroom One

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

Bedroom Two

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

House Bathroom

Comprising of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin and w.c set within a vanity storage unit. Tiling to the walls, an extractor and a radiator, and a double glazed window to the front.

Exterior

Externally the property has a low maintenance garden space to the front featuring raised pebbled beds and a block paved pathway extending to the side and rear of the property. To the rear is a further low maintenance garden space with a patio seating area, and pebbled areas set within hedge and fenced boundaries.



view this property online williamhbrown.co.uk/Property/CGT111855



welcome to

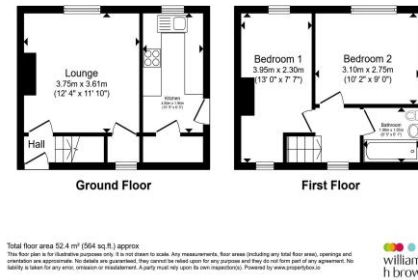
Neville Parade, LEEDS

- Guide Price £160,000 - £170,000
- Semi Detached Home
- Renovated & Ready To Move In To
- Two Bedrooms
- Ideal For First Time Buyers

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

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111855



Property Ref:
CGT111855 - 0003

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



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



williamhbrown.co.uk