

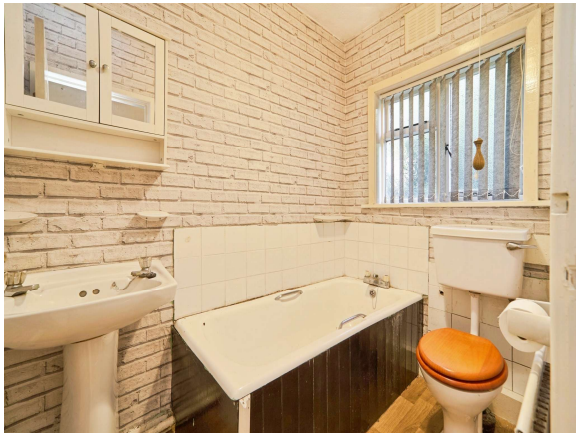


Torre Close, Leeds LS9 7QW

welcome to

Torre Close, Leeds

A well-proportioned three-bedroom mid-terrace home offering plenty of scope for improvement. The property requires updating throughout however it presents a brilliant blank canvas for creating your ideal living environment. The property also benefits from front and rear gardens.



Gound Floor Entrance Hall

Entering the front door into the entrance hallway, the stairs are straight ahead and access to the lounge is to the left.

Lounge

The lounge is a good sized room featuring a front double-glazed window, and it also benefits from a large built-in storage cupboard.

Hallway

A rear hallway includes an external door providing access to the garden, along with a fitted radiator within this area.

Kitchen

The kitchen features a rear double-glazed window, a range of wall and base units, a sink with drainer, and space for free-standing appliances. The boiler is located within the kitchen.

Bathroom

The bathroom is located at the rear of the ground floor and includes a double-glazed window and a fitted radiator. It is equipped with a bath, toilet, and wash basin.

First Floor

Bedroom One

A well-sized double bedroom with two front double-glazed windows, a fitted radiator, and a generous built-in storage cupboard.

Bedroom Two

A double bedroom featuring a rear double-glazed window and a fitted radiator. The room also benefits from a built-in cupboard, providing valuable additional storage.

Bedroom Three

Includes a rear double-glazed window and a fitted radiator.

External

The home enjoys front and rear gardens, with the rear being especially spacious and featuring two sheds. Although both areas are overgrown and need work, they provide great scope for improvement.

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.



view this property online williamhbrown.co.uk/Property/OAK110010



welcome to

Torre Close, Leeds

- NO ONWARD CHAIN
- MID TERRCE
- THREE BEDROOMS
- WORK REQUIRED THROUGHOUT - PROPERTY HAS FANTASTIC POTENTIAL
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110010



Property Ref:
OAK110010 - 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 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk