



**Scott Hall Road, Leeds LS7 2HH**

**welcome to**

## **Scott Hall Road, Leeds**

A well-presented two double bedroom semi-detached home in a convenient location close to local amenities. Benefiting from a large driveway, private rear garden with storage shed and excellent transport links to Leeds City Centre, this property is ideal for first-time buyers and investors alike.



### **Living Room**

A spacious room with a large window to the front allowing a good amount of natural light to flow through.

### **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances and a door to the side gives access to the garden.

### **Bedroom One**

A double bedroom with space for free standing furniture.

### **Bedroom Two**

A double bedroom with space for free standing furniture.

### **Bathroom**

Comprising a bath with shower over, wc and hand basin.

### **Outside**

To the front of the property, a generous driveway provides ample off-street parking. The rear garden is designed for easy maintenance, featuring a lawned area, a paved seating space ideal for outdoor entertaining, and a useful storage shed.

### **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

## Scott Hall Road, Leeds

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- LARGE DRIVEWAY
- PRIVATE REAR GARDEN WITH STORAGE SHED
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA110187 - 0003

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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.



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