



Shepherds Place, LEEDS LS8 4LP

welcome to

Shepherds Place, LEEDS

A three-bedroom mid-terrace property benefiting from useful outdoor space to both the front and rear. An ideal home with early viewing strongly recommended.



Ground Floor

Lounge

A good-sized lounge featuring a front double-glazed window, fitted radiator and spotlights to the ceiling.

Kitchen

A modern-style kitchen featuring a rear double-glazed window and external door. The kitchen offers a range of wall and base units, an integrated oven with gas hob and extractor fan above, along with space for under-counter and freestanding appliances. Additional storage is provided beneath the stairs. The kitchen is finished with tiled splashbacks and tiled flooring.

Bathroom

The bathroom comprises a bath, wash basin and WC, along with a fitted chrome radiator. The room is finished with fully tiled walls and flooring and also houses the boiler.

First Floor

Bedroom One

A well-presented double bedroom with a front double-glazed window, fitted radiator and laminate flooring. Access to the loft in within this room.

Bedroom Two

This bedroom features a rear double-glazed window, fitted radiator and a useful built-in storage cupboard.

Bedroom Three

This bedroom features a rear double-glazed window and fitted radiator.

External

The property benefits from a small, low-maintenance front yard with steps leading to the front door. To the rear is a good-sized, low-maintenance garden providing useful outdoor space.

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

Shepherds Place, LEEDS

- MID TERRACE
- THREE BEDROOM
- EASY TO MAINTAIN FRONT AND REAR YARDS
- READY TO MOVE IN CONDITION
- POPULAR RESIDENTIAL AREA - HIGH CONVENIENT

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109189 - 0002

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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