



Aysgarth Place, Leeds LS9 9HQ

welcome to

Aysgarth Place, Leeds

*** ATTENTION LANDLORDS *** Looking to add to your BUY TO LET PORTFOLIO? Take a look at this FANTASTIC mid terrace home for sale with TENANTS IN SITU! Having TWO bedrooms, this is an INCREDIBLE investment opportunity!



Entrance Hall

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

Lounge

Featuring laminate flooring, radiator, a double glazed window, and a door leading out to the garden space.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an oven with a hob, tiling to the splash areas, and a cooker hood unit over. Also includes plumbing for a washing machine, the gas central heating boiler, radiator, and a double glazed window.

First Floor Landing

With stairs rising from the ground floor and having useful storage cupboards, and a radiator.

Bedroom One

Double glazed window, and a gas central heating radiator.

Bedroom Two

With a double glazed window, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Also includes a gas central heating radiator, and a double glazed window.

Exterior

Externally the property has a paved garden space to the front with some mature plants and shrubbery, while to the rear is a communal garden space.



view this property online williamhbrown.co.uk/Property/CGT111626



welcome to

Aysgarth Place, Leeds

- For Sale With Tenant In Situ
- Mid Terrace Home
- Two Bedrooms
- Yard Area
- Fantastic Investment Opportunity

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

£90,000



view this property online williamhbrown.co.uk/Property/CGT111626



Property Ref:
CGT111626 - 0005

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.



Please note the marker reflects the
postcode not the actual property



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk