



**Naburn Fold, Leeds LS14 2BR**

**welcome to**

**Naburn Fold, Leeds**

ARE YOU a young family looking for your PERFECT HOME? If so, your search can STOP RIGHT HERE! With it's THREE DOUBLE BEDROOMS, FANTASTIC MODERN kitchen and ENCLOSED GARDENS, this IMPRESSIVE HOME is a MUST SEE! Don't miss out, contact us TODAY to BOOK YOUR VIEWING!



### **Entrance Hall**

Having an entrance door to the front aspect, a door to the W.C, and a door to the inner hall.

### **W.C / Utility**

Equipped with a wash hand basin, a low level flush w.c, built in storage cupboard and plumbing for a washing machine. Double glazed window to the front.

### **Inner Hall**

With a useful under stair storage cupboard, a gas central heating radiator, and stairs to the first floor landing.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with granite effect work surfaces over, and breakfast bar. Includes a one and a half bowl sink with a drainer, a double electric oven with an induction hob, a matching splash back, and a cooker hood over. Also includes an integrated dishwasher, a gas central heating radiator, and ceiling spotlights. Double glazed window to the rear and a door to the rear.

### **Lounge Diner**

With a double glazed window to the front, a feature fire place with an inset electric fire, and surround. Two gas central heating radiators, and French doors leading out to the rear garden.

### **First Floor Landing**

With stairs rising from the inner hall and having a access hatch to the fully boarded loft.

### **Bedroom One**

Having a double glazed window to the rear, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Two**

Also having a double glazed window to the rear, fitted wardrobe, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front aspect, a gas central heating radiator, and a cupboard housing the gas central heating boiler.

### **House Bathroom**

Complete with a four piece bathroom suite which includes a bath with mixer tap and shower head attachment, a separate shower cubicle, a wash hand basin and the w.c set within a vanity storage unit. Also has a heated towel rail, ceiling spotlights, and a double glazed window to the front.

### **Loft Room**

With a window to the rear and a gas central heating radiator.

### **Exterior**

Externally the property has an enclosed garden to the front which is laid to lawn and has gated access.

To the rear is a further enclosed garden space with an artificial lawn, a patio and decked seating area, and a storage outbuilding.

### **Agents Note**

Please note, the property is of non-standard construction - please speak to our Crossgates team for further information.



**view this property online** [williamhbrown.co.uk/Property/CGT111610](http://williamhbrown.co.uk/Property/CGT111610)



welcome to

## Naburn Fold, Leeds

- Three Double Bedrooms
- Perfect For The First Time Buyer
- Beautifully Presented Throughout
- Ground Floor W.C / Utility
- Front & Rear Gardens

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

offers in the region of  
**£200,000**



**view this property online** [williamhbrown.co.uk/Property/CGT111610](http://williamhbrown.co.uk/Property/CGT111610)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111610 - 0006

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](mailto:Crossgates@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)