



Primrose Road, Leeds LS15 7RR

welcome to

Primrose Road, Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale. This property has been recently renovated throughout and benefits from OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us on 0113 260 0945.



Cellar

Cellar ideal for storage or conversion into additional living space

Entrance Hall

Welcoming entrance hall giving access to the lounge, kitchen/diner and staircase to the first floor.

Lounge

12' 6" MAX x 14' 7" MAX (3.81m MAX x 4.45m MAX)
Lounge with beautiful feature fireplace, carpeted throughout, window to the front, central heating radiator.

Kitchen/Diner

13' 9" MAX x 14' 4" MAX (4.19m MAX x 4.37m MAX)
Large open plan kitchen and dining room. Kitchen with fully fitted wall and base units, integrated appliances; oven, gas hobs, extractor fan, window to the rear, door into the rear garden. Space for dining table creating a lovely space for family dining, central heating radiator.

Bedroom One

14' 6" MAX x 9' 3" MAX (4.42m MAX x 2.82m MAX)
Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

8' 7" MAX x 10' 7" MAX (2.62m MAX x 3.23m MAX)
Carpeted throughout, window to the side, central heating radiator.

Bedroom Three

10' 1" MAX x 7' 2" MAX (3.07m MAX x 2.18m MAX)
Carpeted throughout, window to the front, central heating radiator.

Bathroom

Modernised bathroom comprising of a three piece suite; bath with shower facilities, W/C, washing hand basin within integrated storage unit, integrated storage cupboards, ladder style towel radiator, window to the rear.



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welcome to

Primrose Road, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINER
- CELLAR
- FRONT AND REAR GARDENS

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

offers in excess of

£220,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT110975 - 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.



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