



Compton Crescent, Leeds LS9 6DQ

welcome to

Compton Crescent, Leeds

Situated in a highly convenient location, this two-bedroom mid-terrace property offers excellent potential for a wide range of buyers. Benefiting from an enclosed front yard, a spacious cellar, and well-proportioned accommodation throughout, the property provides a fantastic opportunity.



Compton Crescent

Ground Floor

Living Room

Spacious and bright lounge featuring a front double-glazed window and fitted radiator. The room benefits from decorative coving to the ceiling, laminate flooring, and a fitted storage/display unit.

Kitchen

The kitchen features a front double-glazed window and a range of wall and base units providing ample storage. There is space for freestanding appliances, along with a useful built-in storage cupboard. A door from the kitchen provides access to the cellar.

First Floor

Bedroom Two

Double Bedroom featuring a front double-glazed window and fitted radiator. The room also benefits from a useful built-in cupboard, providing convenient storage while maximising the available floor space.

Bathroom

Bathroom featuring a front double-glazed window and fitted radiator. The room features a bath with overhead shower, wash hand basin, and WC. The room is complemented by partly tiled walls.

Second Floor

Bedroom One

Double Bedroom featuring a large front double-glazed window, allowing for plenty of natural light, and a fitted radiator. The room also benefits from a useful built-in cupboard.

Basement

Basement accessed directly from the kitchen, this well proportioned cellar provides excellent additional space and offers fantastic versatility.

Outside

The property enjoys a private, enclosed front yard designed for easy maintenance, with a small set of steps leading to the entrance door, creating an

attractive approach to the home.



view this property online williamhbrown.co.uk/Property/OAK109944



welcome to

Compton Crescent, Leeds

- NO ONWARD CHAIN
- MID TERRACE
- TWO DOUBLE BEDROOMS
- ENCLOSED FRONT YARD - EASY TO MAINTAINED
- LARGE CELLAR SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£124,500



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109944](https://www.williamhbrown.co.uk/Property/OAK109944)



Property Ref:
OAK109944 - 0004

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 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)