



Bayswater Place, Leeds LS8 5LS

welcome to

Bayswater Place, Leeds

A two-bedroom mid-terrace property benefiting from an enclosed, low-maintenance front yard and a large cellar, providing excellent additional storage and versatile space. Offering plenty of potential for further modernisation, this home presents a fantastic opportunity for buyers.



Bayswater Place

Ground Floor

Porch

A useful addition to the property, the small porch features a side-facing double-glazed window and provides practical extra storage space.

Lounge

A good-sized lounge featuring a large front double-glazed window and a fitted radiator. The room benefits from plenty of natural light.

Kitchen

The kitchen features a front double-glazed window and a fitted radiator. It is fitted with wall and base units, incorporating an integrated gas hob and oven with an extractor fan above. The room also benefits from a sink with drainer and space for additional freestanding appliances. A door within the kitchen provides access to the generous cellar, offering excellent additional storage space.

First Floor

Bedroom One

A spacious double bedroom featuring a front double-glazed window, a fitted radiator, and laminate flooring throughout. The room also benefits from a fitted wardrobe,

Bathroom

The bathroom features a front-facing double-glazed window and a fitted radiator. It is fitted with a bath with an overhead shower, wash basin, and WC. The room also benefits from a storage cupboard, providing valuable additional storage space.

Second Floor

Bedroom Two

A well-proportioned double bedroom featuring a front-facing double-glazed window and a fitted radiator. The room offers a bright and comfortable space.

Basement

The basement can be accessed via a door within the

kitchen and is a fantastic addition to the home. Offering generous space, it is ideal for storage and could also be utilised for a variety of other purposes.

Outside

The property benefits from an enclosed, low-maintenance yard, making it an ideal outdoor space for those seeking easy upkeep. A small set of steps leads up to the front door, adding to the property's attractive entrance.

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.



view this property online [williamhbrown.co.uk/Property/OAK109824](https://www.williamhbrown.co.uk/Property/OAK109824)



welcome to

Bayswater Place, Leeds

- MID TERRACE
- TWO DOUBLE BEDROOMS
- LARGE BASEMENT
- ENCLOSED FRONT YARD - LOW MAINTAINED
- OFFERS FANTASTIC SCOPE FOR IMPROVEMENT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109824



Property Ref:
OAK109824 - 0003

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