



St. Alban Crescent, Leeds LS9 6JY

welcome to

St. Alban Crescent, Leeds

This three-bedroom mid-terrace home benefits from front and rear gardens and well-proportioned living accommodation throughout. Ideally suited to a range of buyers, early viewing is highly recommended.



Ground Floor

Hallway

Stairs to the First Floor

Lounge

A good-sized room featuring a front double glazed window, fitted radiator, and laminate flooring.

Kitchen/ Diner

A good-sized room with a rear-facing double glazed window and fitted radiator. There is space for a dining area, along with a large storage cupboard and a separate pantry providing additional utility and storage space. A external door offers access to the rear garden. The kitchen is fitted with a range of wall and base units, worktop space, an integrated oven, and a hob with an extractor fan above.

First Floor

Bedroom One

A good-sized double bedroom featuring a front double glazed window and a fitted radiator.

Bedroom Two

A double bedroom featuring a rear double glazed window and a fitted radiator.

Bedroom Three

A single bedroom with a front double glazed window and fitted radiator.

Bathroom

A well-appointed bathroom featuring a rear double glazed window, a bath with overhead shower, vanity unit with storage beneath, and fully tiled walls.

Toilet

The WC is located in a separate room and features a rear-facing double glazed window and fully tiled walls.

External

The property benefits from both front and rear

enclosed gardens. The front garden features a gravelled border with a lawned area, providing an ideal space for outdoor seating and relaxation. The rear garden offers a larger, low-maintenance outdoor space with paved seating areas and gravelled sections. In addition, there are two garden sheds providing useful external storage.

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.



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welcome to

St. Alban Crescent, Leeds

- MID TERRACE
- THREE BEDROOMS
- READY TO MOVE INTO
- FRONT AND REAR GARDENS - BOTH LOW
- MINATANCE AND WELL PRESENTED
- AMPLE LIVING ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109986 - 0002

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.

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