



Carberry Place, Leeds LS6 1QJ

welcome to

Carberry Place, Leeds

A four-bedroom mid-terrace house offering generous accommodation throughout, including two bathrooms and well-proportioned living spaces. Benefiting from a private rear yard and situated in a convenient location close to amenities, schools and transport links and is a great investment property.



Ground Floor

Lounge

A spacious room with a front access door.

Dining Room

With access to the downstairs shower room and kitchen.

Shower Room

Comprising a shower cubicle, wc and hand basin.

First Floor

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Four

A single bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Second Floor

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A double bedroom with space for free standing furniture.

Externally

There is a private yard to the rear.

Agents 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

Carberry Place, Leeds

- **GUIDE PRICE £220,000 - £230,000**
- MID TERRACE HOUSE
- FOUR GOOD SIZE BEDROOMS
- TWO BATHROOMS
- PRIVATE REAR YARD

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

guide price

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA110123 - 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.



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