



Cardwell Road, Leeds LS14 1FL

welcome to

Cardwell Road, Leeds

Looking to make a move? This is your chance to BUY a SHARED OWNERSHIP PROPERTY set in a POPULAR LOCATION! With accommodation over THREE FLOORS, this property is READY TO MOVE INTO and INCLUDES Allocated parking! Call us for more information and to book your viewing!



Ground Floor

Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and a gas central heating radiator.

Bedroom Two

With a window to the front and a window to the rear, plus a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin with a vanity storage units above, and a w.c. Also includes part tiled walls and a gas central heating radiator.

First Floor

With stairs rising from the ground floor and having a double glazed window to the front.

Open Plan Living Space

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, matching splash back, and a cooker hood unit over. Also includes two windows to the side, and a double glazed window to the front.

Second Floor

Bedroom One

With four double glazed windows, and a gas central heating radiator.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and the w.c. Also has part tiled walls, and a gas central heating radiator.

Exterior

Externally the property has a lawned garden to the front and side, plus allocated parking out to the rear.



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welcome to

Cardwell Road, Leeds

- 33% Shared Ownership
- Semi Detached Home
- Two Bedrooms
- Accommodation Over Three Floors
- Master Bedroom With En-Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

shared ownership

£59,400



Total floor area 66.0 m² (710 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111755 - 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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