



Darley Cottages Ring Road, Beeston Leeds LS11 8HB

welcome to

Darley Cottages Ring Road, Beeston Leeds

THREE BEDROOM SEMI DETACHED, PERFECT FTB/YOUNG FAMILY HOME, MODERN & WELL PRESENTED throughout, LIVING ROOM, DINING ROOM/SNUG, KITCHEN, CONSERVATORY, HOUSE BATHROOM, DRIVEWAY providing ample parking and a SPACIOUS LAWNED REAR GARDEN.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Porch

Living Room

uPVC double glazed window to the front, gas central heating radiator, electric fire.

Dining Room/Snug

uPVC double glazed window to the side.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, induction hob, space for washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window to the side.

Conservatory

uPVC double glazed windows and patio door, gas central heating radiator.

First Floor Landing

Loft access with pull down ladder. Access to all three bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the rear, gas central heating radiator, dressing area.

Bedroom Two

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

uPVC double glazed window to the side, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, tiled walls.

Exterior

Driveway to the side providing ample parking and to the rear is a spacious lawned rear garden.





view this property online williamhbrown.co.uk/Property/MLY112190



welcome to

Darley Cottages Ring Road, Beeston Leeds

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Driveway and lawned rear garden
- Two reception rooms
- Conservatory

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£195,000



Total floor area 82.7 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY112190



Property Ref:
MLY112190 - 0005

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 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk