



Pasture Road, LEEDS LS8 4JJ

welcome to

Pasture Road, LEEDS

Spacious four bedroom mid-terrace home with a substantial basement and low-maintenance front and rear yards. Ideally situated close to Potternewton Park, local amenities, and schools. An excellent opportunity not to be missed.



Ground Floor

Entrance Hall

Includes a fitted radiator.

Lounge

Features large front double-glazed windows, a fitted radiator, and coving to the ceiling.

Kitchen/ Diner

Generously sized kitchen/diner featuring a rear-facing double-glazed window, a fitted radiator, and a rear external door providing access to the outside. The room benefits from ceiling spotlights, a range of wall and base units with complementary work surfaces, and a sink with drainer. There is ample space to accommodate a spacious dining area. The boiler is conveniently housed within this room.

First Floor

Bedroom Three

Generously sized double bedroom featuring a front-facing double-glazed window and a fitted radiator.

Bedroom Two

Double bedroom featuring a rear-facing double-glazed window and a fitted radiator.

Bathroom

Bathroom featuring a rear double-glazed window and a fitted chrome radiator. The room benefits from spotlights to the ceiling and is fitted with a three-piece suite comprising a bath with overhead shower, wash hand basin, and low-level WC.

Second Floor

Bedroom One

A double bedroom benefiting from a front double-glazed window, a roof-mounted double-glazed window providing additional natural light, and a fitted radiator.

Bedroom Four

A double bedroom with a roof window and fitted radiator, finished with spot lights to the ceiling.

Basement

Large basement area, accessible either via a door from the rear yard or through an internal door within the property.

External

The property benefits from both front and rear low-maintenance yards, providing easily managed outdoor spaces.

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/OAK109999



welcome to

Pasture Road, LEEDS

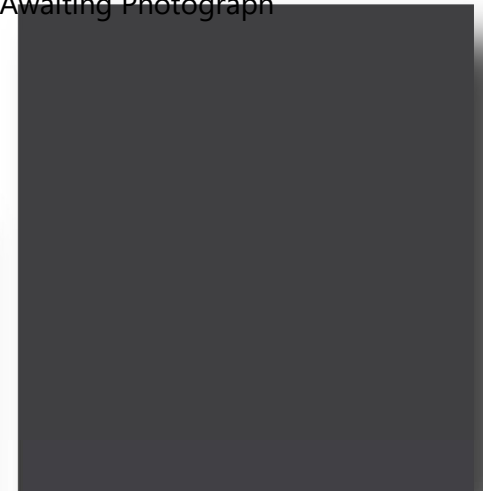
- MID TERRACE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/ DINER
- LARGE BASEMENT
- FRONT AND REAR YARDS

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

£180,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109999



Property Ref:
OAK109999 - 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.

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