



Parklands Court, Seacroft Leeds LS14 6ZE

welcome to

Parklands Court, Seacroft Leeds

PRACTICAL & PERFECT in every way, this FANTASTIC semi detached home is for sale at a Guide Price of £200,000 - £210,000 and is READY TO MOVE IN TO! Perfect for a variety of buyers including those looking to get on the property ladder or the buy to let investor! This is a MUST SEE, so call us TO VIEW



Entrance Hall

Having a composite entrance door to the front aspect, tiling to the floor, and a gas central heating radiator.

W.C

Equipped with a low level flush w.c, a wash hand basin, tiled flooring, and a gas central heating radiator.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, matching splash back and a cooker hood unit over. Also includes integrated appliances which include the fridge freezer, and washing machine. Double glazed window to the side, double glazed window to the front, and a gas central heating radiator.

Lounge

Featuring a window to the side aspect, a gas central heating radiator, and French doors leading out to the Southwest facing rear garden.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator.

Bedroom One

With a double glazed window to the rear aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Part tiling, an extractor, and radiator. Frosted double glazed window.

Exterior

Set on a corner plot, this semi detached home has a buffer garden to the front and side which is laid to lawn, has hedge boundaries, and a pathway to the front door.

To the rear is a delightful enclosed garden space with a paved seating area, an artificial lawn, and an access gate to the off street parking. Also includes a garden shed and an installed EV charger.

Parking

The property has a double driveway to the rear which can be accessed via the rear garden.

Please Note

The property is subject a current management fee of £217.87 per annum.



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Parklands Court, Seacroft Leeds

- Guide Price £200,000 - £210,000
- Semi Detached Home
- Two Double Bedrooms
- Immaculate Throughout
- Ground Floor W.C

Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price

£200,000 - £210,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/CGT111913



Property Ref:
CGT111913 - 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 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williambrown.co.uk