



Sturton Lane, Garforth Leeds LS25 2EZ

welcome to

Sturton Lane, Garforth Leeds

*** CALLING ALL FIRST TIME BUYERS!! *** Are you looking for a TWO BEDROOM property to call your own? With a MODERN DINING KITCHEN & BATHROOM, this IMPRESSIVE home is READY FOR YOU to view. Don't miss out on this fantastic buying opportunity, contact our Crossgates team to view!



Lounge

Having a bay window to the front aspect, the entrance door also to the front, and stair to the first floor landing.

Dining Kitchen

A modern dining kitchen comprising of a range of both wall and base units with work surfaces over. Also includes two windows to the rear aspect and a door leading out to the rear yard.

First Floor Landing

With stairs rising from the ground floor and giving access to the two bedrooms and the house bathroom.

Bedroom One

Double glazed window to the front aspect, and a useful storage cupboard.

Bedroom Two

Double glazed window to the rear.

House Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin. and the W.C. Double glazed window to the rear.

Exterior

Externally the property has a lawned garden to the front while to the rear is an enclosed block paved yard ideal for entertaining friends and family, plus off street parking.



view this property online williamhbrown.co.uk/Property/CGT111719



welcome to

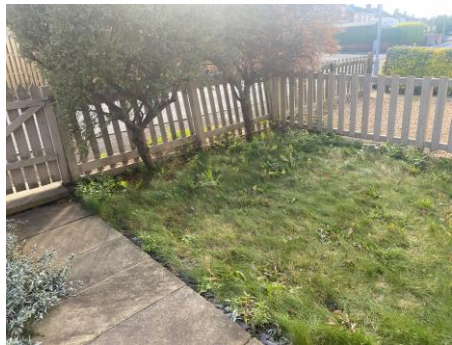
Sturton Lane, Garforth Leeds

- Mid Terrace Home
- Two Bedrooms
- Set In A Popular Residential Location
- Modern Dining Kitchen & Bathroom
- Enclosed Rear Yard

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111719



Property Ref:
CGT111719 - 0007

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@williamhbrown.co.uk



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



williamhbrown.co.uk