



Sark Court, Leeds LS14 1FU

welcome to

Sark Court, Leeds

JUST BRING YOUR THINGS and move right in! MODERN and BEAUTIFULLY presented throughout, this IMPECCABLE SEMI DETACHED offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOMS! So if you're ready to get moving, call us TODAY to book in your viewing!



Entrance Hall

Having the entrance door to the front, storage cupboard, stairs to the first floor accommodation, and a useful under stair storage cupboard.

W.C

Featuring a low level flush w.c, and a wash hand basin.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, a double electric oven and an electric hob with matching splash back. Also has a double glazed window to the front.

Lounge Area

With double glazed French doors leading out to the rear garden.

First Floor

Master Bedroom

Featuring two double glazed windows to the rear and built in wardrobes.

Bedroom Two

With two double glazed windows to the front and a built in storage cupboard.

Bathroom

Comprising of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a w.c.

Exterior

Externally this modern home offers a buffer garden to the front and off street parking, while to the rear is an enclosed garden space with a patio seating area and a lawn.



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welcome to

Sark Court, Leeds

- Exceptional Semi Detached Residence
- Two Double Bedrooms
- Modern Open Plan Living
- Ground Floor W.C
- Beautifully Presented Throughout

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

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111939 - 0004

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