



Parklands Court, Seacroft Leeds LS14 6ZE

Not for marketing purposes INTERNAL USE ONLY

welcome to

Parklands Court, Seacroft Leeds

Guide Price £230,000 - £240,000 This EXTENDED home is BEAUTIFULLY STYLISH and is READY TO MOVE IN TO, it would be perfect for a variety of buyers! Featuring TWO DOUBLE BEDROOMS, a ground floor W.C, an enclosed rear garden & DRIVEWAY. EARLY VIEWING ADVISED



Entrance Hall

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, 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 front and a gas central heating radiator.

W.C

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

Lounge

This extended room has a central heating radiator, two sky light windows in the roof and bi-fold doors that lead to the 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 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. full tiling, an extractor, and radiator. Frosted double glazed window.

Exterior

To the front of the property there is a lawned garden and driveway providing off street parking.
To the rear is a delightful enclosed garden space with a paved seating area and an access gate to the off street parking.

Please Note

The property is subject a current management fee please call for details.



check out more properties at williamhbrown.co.uk



welcome to

Parklands Court, Seacroft Leeds

- Guide Price £230,000 - £240,000
- Extended Semi Detached Home
- Two Double Bedrooms
- Extended Lounge Diner With Bi-Fold Doors Leading to the Rear Garden
- Front & Rear Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CGT111402 - 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.

Not for marketing purposes INTERNAL USE ONLY



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk