



Monkswood Hill, Leeds LS14 1DR

welcome to

Monkwood Hill, Leeds

At a GUIDE PRICE of £190,000 - £200,000 this SEMI DETACHED home is PERFECT for the first time buyer! With TWO DOUBLE BEDROOMS, this incredible home is READY TO MOVE IN TO and includes gardens to THREE SIDES with OUTDOOR storage building and a SUMMER HOUSE! Call us to view!



Entrance Hall

Having a composite entrance door to the front aspect, a gas central heating radiator, stairs to the first floor landing, and an opening to the kitchen.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units, with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric double oven, induction hob, tiling to the splash back, and a cooker hood over. Space for a free standing fridge freezer, a storage cupboard housing the Worcester Bosch boiler and plumbing for a washing machine. spotlights to the ceiling, a double glazed window to the rear, and a door to the side. Opening to the lounge/diner.

Lounge / Diner

Featuring a double glazed window to the front aspect, and double glazed French doors leading out to the rear garden. Also has a gas fire with mantel and hearth, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect.

Bedroom One

Having two double glazed windows to the front aspect, built in wardrobes, and a built in storage cupboard. Ceiling spotlights, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the rear, ceiling spotlights, and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit with a mirror above, and the w.c. Part tiling, radiator, ceiling spotlights, and a double glazed window to the rear.

Exterior

Externally the property has a low maintenance gardens to the front and side, with double gated access, To the rear is a well manicured garden space set over three levels and including lawned areas, a decked seating area, a useful storage shed and storage garage, plus a summer house.

Outbuildings

The property has a storage garage and shed which both have an electricity supply. Steps also lead up to a summer house.

Please Note

The property is of non-standard construction. Please speak to branch for more details.



view this property online williamhbrown.co.uk/Property/CGT112021



welcome to

Monkwood Hill, Leeds

- Guide Price £190,000 - £200,000
- Semi Detached Home
- Two Double Bedrooms
- For Sale With No Chain
- Ready To Move In To

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

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT112021](https://www.williamhbrown.co.uk/Property/CGT112021)



Property Ref:
CGT112021 - 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](https://www.williamhbrown.co.uk)