



East Park Street, Leeds LS9 9LB

welcome to

East Park Street, Leeds

READY TO FLY THE NEST or LOOKING TO INVEST? Then this MID TERRACE HOME could be PERFECT for you! For sale with NO CHAIN and having undergone some updating, this impressive property offers FANTASTIC living accommodation and includes a yard plus a garden. Call us to view!



Entrance Hall

Having the entrance door to the front aspect, plus stairs to the first floor landing.

Lounge

Featuring a double glazed window to the front aspect, a gas central heating radiator, and a useful under stair storage cupboard.

Kitchen

Comprising of a 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, plumbing and space for a washing machine, and space for a dryer. Space for a cooker with tiling to the splash areas and a cooker hood unit over. Also includes a double glazed window to the rear and a door leading out to the rear garden.

First Floor

Bedroom One

Having a double glazed window to the rear, built in triple wardrobe, and a gas central heating radiator.

Bedroom Two

Double glazed window to the front, a gas central heating radiator and fitted triple wardrobe.

Bedroom Three

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

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin with a vanity storage unit above, plus a low level flush w.c. Also includes tiling to the walls, a heated towel rail, and a double glazed window to the rear.

Exterior

Externally the property has a lawned garden with pathway to the front, and an enclosed yard to the rear.



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welcome to

East Park Street, Leeds

- Mid Terrace Home
- Three Bedrooms
- For Sale With No Chain
- Fantastic For The First Time Buyer
- Ideal Buy To Let Opportunity

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

offers over

£180,000



Total floor area 68.6 m² (743 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. Buyers must rely upon the title documents. Planned by name preservation.

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111532 - 0003

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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.



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