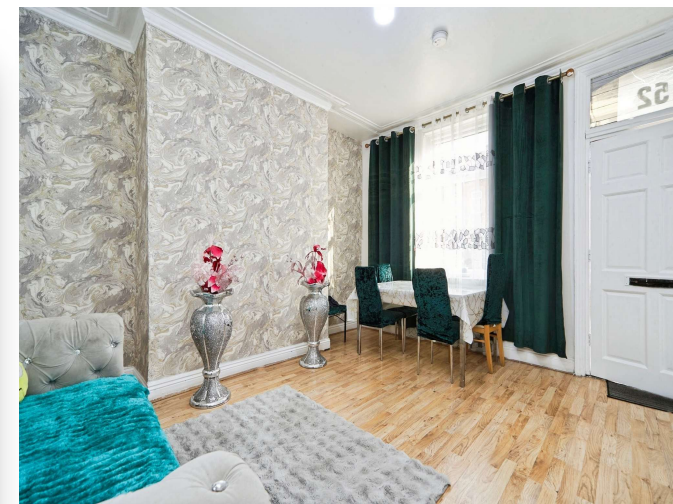


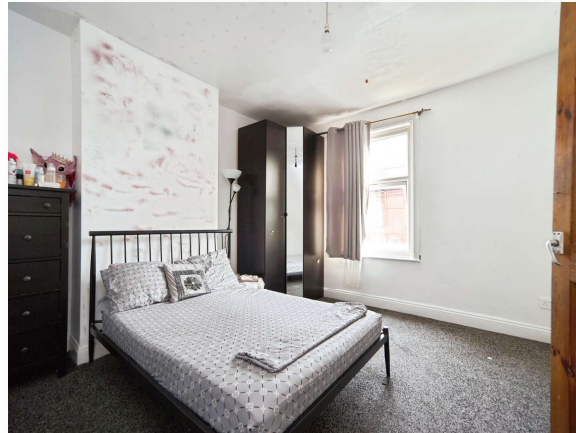


Bexley Terrace, Leeds LS8 5NX

welcome to

Bexley Terrace, Leeds

A three-bedroom mid-terrace property benefiting from spacious accommodation throughout, an enclosed front yard, and a spacious cellar providing additional storage space. Early viewing is highly recommended.



Ground Floor

Lounge

A good-sized room featuring a large double-glazed window and fitted radiator.

Kitchen

Features a front-facing double-glazed window and fitted radiator. The kitchen is fitted with wall and base units, an integrated oven with a gas hob and extractor fan above. There is space for both under-counter and freestanding appliances. A door within the kitchen provides access to the cellar.

First Floor

Bedroom One

A spacious double bedroom featuring a front-facing double-glazed window and fitted radiator.

Bathroom

Features a large front double-glazed window and an extractor fan. The bathroom comprises a bath with an overhead shower, WC, and wash basin. The walls are partially tiled.

Second Floor

Bedroom Two

A double bedroom featuring a front-facing double-glazed window and fitted radiator.

Bedroom Three

Features a light and airy space with front double-glazed windows and a fitted radiator.

Cellar

The cellar can be accessed either via an external door from the front yard or through a door located within the kitchen.

External

The property benefits from an enclosed, low-maintenance front yard, with a small set of steps leading up to the front entrance door.

Agent Note

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bexley Terrace, Leeds

- MID TERRACE
- THREE BEDROOM
- LARGE CELLAR
- FRONT YARD
- HIGHLY CONVENIENT LOCATION - CLOSE TO ST JAMES HOSPITAL

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109979



Property Ref:
OAK109979 - 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.



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