



Bankfield Grove, Leeds LS4 2SS

welcome to

Bankfield Grove, Leeds

Extended semi-detached home offering an excellent refurbishment opportunity with three bedrooms, two reception rooms, substantial front and rear gardens, double garage and off-street parking. With no onward chain, this spacious property has fantastic potential to create a superb family home.



Living Room

A spacious, bright and airy room with an exposed brick gas fireplace and a large bay window allowing a good amount of natural light to flow through.

Dining Room

A separate dining room, perfect for entertaining and more formal dining, with an exposed stone gas fireplace.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A single bedroom with space for free standing furniture.

Bedroom Three

A good size bedroom with access to a dressing area.

Shower Room

Fully tiled and comprising a large walk in shower, wc and hand basin.

Externally

To the front of the property is a generous, low-maintenance paved garden alongside a driveway providing ample off-street parking. The substantial rear garden is predominantly laid to lawn and benefits from a paved seating area, ideal for outdoor dining and entertaining.

Detached Double Garage

Perfect for storage and secure parking.

Agents 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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Bankfield Grove, Leeds

- **GUIDE PRICE £270,000 - £280,000*
- EXTENDED SEMI DETACHED HOUSE
- REFURBISHMENT OPPORTUNITY
- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000 - £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110180 - 0002

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 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk