





Thornhill Road,Leeds LS12 4LL

william h brown

welcome to

Thornhill Road, Leeds

Offered with vacant possession, this well-presented three-bedroom end-terrace home boasts a spacious kitchen diner, downstairs WC, comfortable lounge, driveway parking, gas central heating, double glazing, and enclosed gardens. An ideal purchase for first-time buyers, growing families, or investors.













Property Information
Offered for sale with vacant possession and no onward chain, this spacious three-bedroom end terrace property greatly improved by the current owner provides an excellent opportunity for first-time buyers, young families and investors alike.

Benefitting from gas central heating, double glazing, a driveway providing off-road parking, and enclosed gardens to both the front and rear, the property offers practical accommodation in a convenient residential location.

The accommodation briefly comprises an entrance porch, hallway, spacious lounge, modern fitted kitchen, three bedrooms and a family bathroom. The rear door was replaced approximately five years ago, adding to the property's ongoing maintenance and improvement.

Downstairs Wc
Useful guest / downstairs WC

Entrance Porch
A practical entrance space fitted with laminate flooring, providing a welcoming introduction to the home and useful separation from the main living accommodation.

Lounge
A generous reception room benefiting from two windows allowing plenty of natural light to flood the space. Finished with laminate flooring, the lounge provides ample room for both seating and entertaining.

Kitchen Diner
Fitted with a range of wall and base units incorporating an integrated oven and extractor fan. The kitchen features laminate flooring, inset spotlights and a useful built-in storage cupboard.

Hallway
A bright hallway finished with laminate flooring and offering access to the ground floor accommodation and staircase to the first floor

Landing
Providing access to all first-floor rooms and benefiting from loft access. The loft is currently unboarded. A cupboard houses the Ideal combination boiler.

Bedroom One
A good-sized double bedroom positioned to the rear of the property. Benefiting from built-in storage and offering space for a range of bedroom furniture.

Bedroom Two
A rear-facing single bedroom, ideal as a child's room, home office or guest bedroom.

Bedroom Three
A well-proportioned single bedroom providing flexible accommodation suitable for a variety of uses.

Bathroom
Comprising a three-piece suite including a bath with shower over. Finished with tiled walls and tiled flooring, inset spotlights and useful built-in storage.

Outside Area
To the front of the property is a gated driveway providing off-road parking together with a gravelled garden area. Both the front and rear gardens are enclosed with fencing. The rear garden offers a low-maintenance outdoor area..

Agents Note
Please note that the AML fee covers 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.

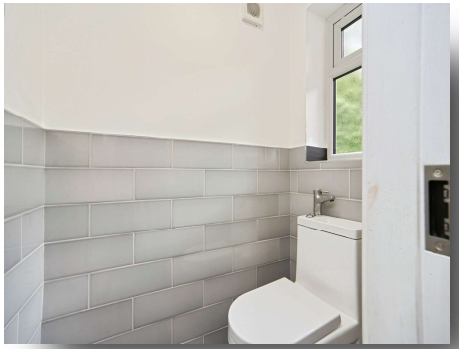
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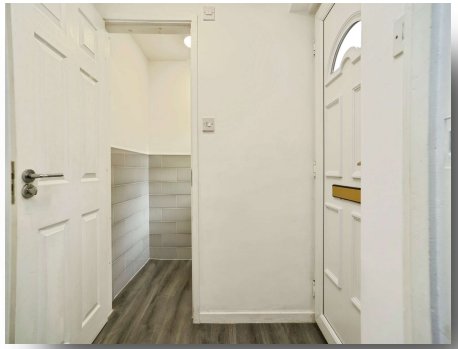
Thornhill Road, Leeds

- NO CHAIN
- Recently Renovated Throughout
- Driveway providing off-road parking
- Gas central heating
- Double glazing throughout

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

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117392

The Property Ombudsman

Property Ref:
PDY117392 - 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.

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