



Hebden Path, Leeds LS14 2BH

welcome to

Hebden Path, Leeds

READY TO MAKE A MOVE? The contact us to VIEW this MID TERRACE HOME which is for sale with NO CHAIN! Offering THREE GOOD SIZE BEDROOMS, plus a GROUND FLOOR W.C, this home is in need of some updating but is a FANTASTIC option for a variety of buyers! Call us TODAY!



Entrance Hall

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

W.C

A ground floor w.c with a low level flush w.c, a wash hand basin set within a vanity storage unit, and a window to the front aspect.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless sink and drainer, a cooker point, tiling part tiled walls, a window to the side and a door leading out to the rear garden.

Lounge

Having windows to both the front and rear, plus two gas central heating radiators.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard.

Bedroom One

Featuring a window to the rear aspect, built in storage, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the front aspect, built in storage cupboard, and a gas central heating radiator.

Bedroom Three

With a window to the rear aspect, built in storage, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with taps, a wash hand basin, and a w.c. Also includes tiling to the splash areas, a gas central heating radiator, and a window to the front.

Exterior

Externally the property has a part paved garden to

the front with a low wall boundary and single gated access. To the rear is an additional garden space with a low wall boundary, a single access gate, and a storage outbuilding.

Please Note

The property is of non-standard construction (Parkwall Lindsay Parkinson) - please speak to branch for more details.



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welcome to

Hebden Path, Leeds

- Mid Terrace Home
- Three Good Size Bedrooms
- Ideal For The First Time / Young Family Buyer
- For Sale With No Chain
- Front & Rear Gardens

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112152



Property Ref:
CGT112152 - 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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