Lot 99 48 Highfield Close, Leeds, LS12 4BB



All enquiries Ref: James Paterson



- **Freehold two floor house requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on Highfield Close which is located off Whitehall Road via Dragon Road and Dragon Drive. Public transport links include Cottingley and Leeds mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A58 Whitehall Road and M621 motorway, which in turn provides access to the wider M62 and national motorway network. Shopping amenities can be found locally within Lower Wortley, with an extensive range of shops, bars and restaurants being found in Leeds City Centre and at the White Rose Shopping Centre. Recreational pursuits can be found locally at the open spaces of Wortley Recreation Ground and Western Flatts Cliff Park.

Description:
Freehold house arranged over ground and first floors requiring modernisation.

Accommodation:
First floor: Five bedrooms, bathroom/WC
Ground floor: Two reception rooms, kitchen
Outside: Front and rear gardens

Gross Internal Area GIA (Source: EPC)
Approximately 97 sq m (sq ft)

EPC rating: C

Council Tax Band: B

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.





