



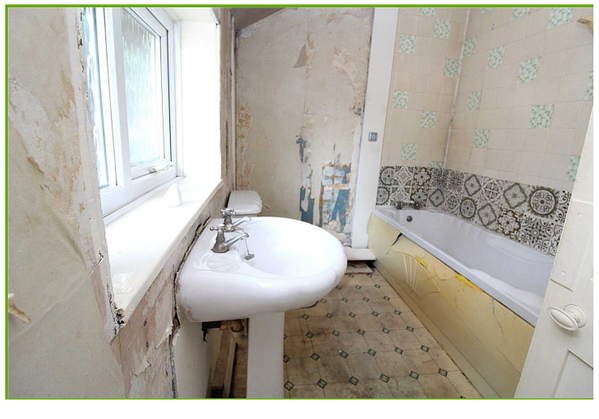












Poole Crescent, Leeds, West Yorkshire, LS15

Asking Price: £165,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

Poole Crescent, Leeds, West Yorkshire, LS15

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Council Tax Band: A
EPC Rating: D
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An excellent opportunity to acquire a spacious end terrace property located in this popular area, just a short walk from the centre of Cross Gates. The property is being sold with no onward chain, it does need improvement and re-decoration and it will then be a great family property.

Entrance Hall
Front entrance door, staircase to the first floor, boiler cupboard.

Living Room
11'4" x 18'1" (3.45m x 5.5m)
Double glazed bay window to the front and further window to the rear.

Kitchen Dining Room
11'4" x 16'7" (3.45m x 5.05m)
Range of fitted units. Cupboard under the stairs, Double glazed windows to the front and rear.

Landing

Bedroom 1
14'5" (4.40) max x 9'5" (2.87) + recess
Double glazed window to the front

Bedroom 2
11'4" (3.46) max x 9'11" (3.03) + recess
Double glazed window to the front

Bedroom 3
8'4" x 7' (2.54m x 2.13m)
Double glazed window to the rear.

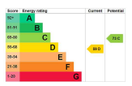
Bathroom
8'4" x 6'6" (2.54m x 1.98m)
Bath, wc and wash basin. Double glazed window to the rear.

Garden
Enclosed garden to the rear, further garden area to the front with driveway providing off street parking.

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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

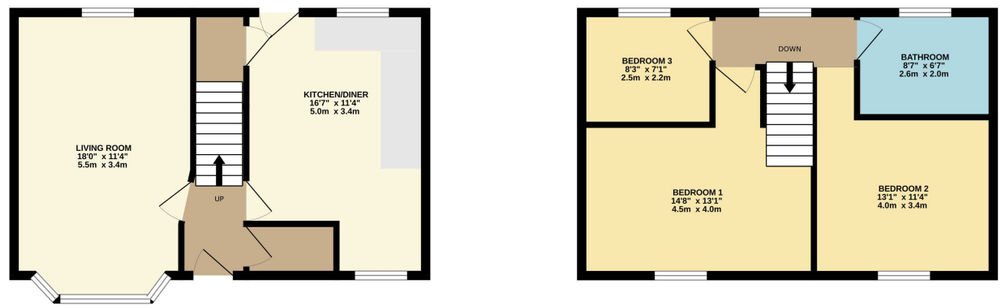
Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Other important information about this property that you need to know can be found at your-move.co.uk

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