















Sherbrooke Avenue, Leeds, West Yorkshire, LS15

Asking Price: £250,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

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Council Tax Band: C
EPC Rating: TBC
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

A traditional semi detached property in a lovely location close to Temple Newsam Park and numerous local amenities. The property has a gas central heating system and double glazing, it appears to have been very well cared for, however it's fair to say some cosmetic updating would now be beneficial. It's being sold with NO ONWARD CHAIN and we recommend an internal viewing.

Entrance Hall
Front entrance door, radiator, staircase to the first floor, double glazed window to the side.

Living Room
11'9" (3.57) x 15'5" (4.70) into bay
Radiator, double glazed bay window to the front

Dining Room
13'1" x 11'10" (4m x 3.6m)
Radiator, double glazed window over looking the rear garden

Kitchen
9'5" x 7'9" (2.87m x 2.36m)
Range of modern high gloss white units, integrated oven and hob, washer plumbing, side entrance door, double glazed window to the rear

Landing

Bedroom 1
11'10" x 13' (3.6m x 3.96m)
Fitted wardrobes, radiator, double glazed window to the front

Bedroom 2
11'10" x 11'9" (3.6m x 3.58m)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

Bedroom 3
5'7" (1.7) x 9'10" (3) inc bulkhead
Radiator, double glazed window to the front.

Bathroom
5'10" x 8'4" (1.78m x 2.54m)
Three piece suite which includes a shower over the bath, radiator, double glazed window to the rear.

Garage

Gardens
The property occupies a good sized plot with a gated driveway and pleasant gardens to the front, rear and side, with the rear garden enjoying a southerly aspect.

Anti money laundering
As part of agreeing a sale, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a non-refundable fee of £60 inc VAT per buyer is payable once your offer is accepted. We are unable to progress a transaction until this process has been completed.

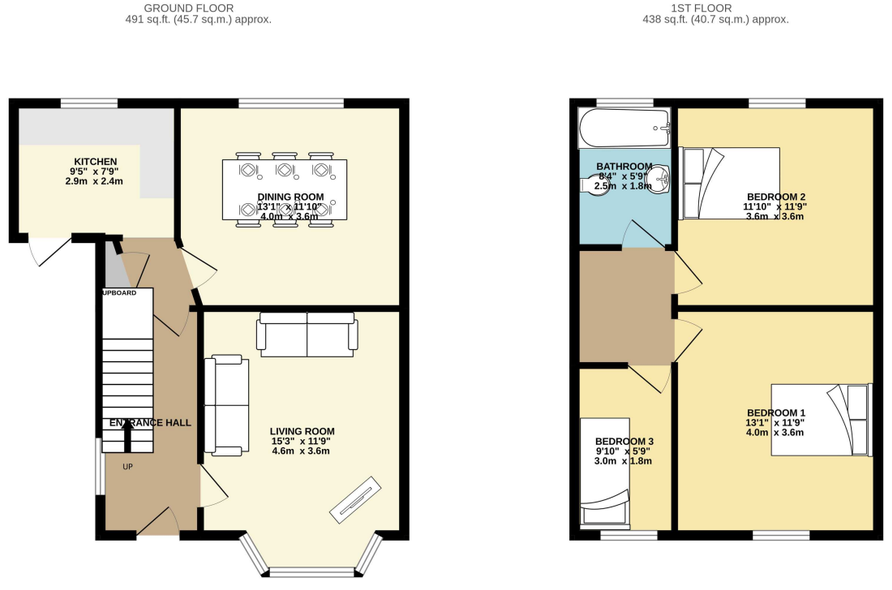
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements 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.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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