



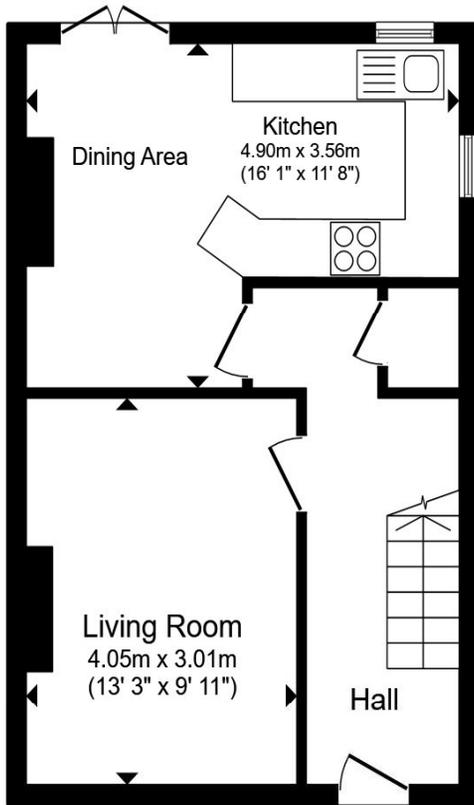
St. Anns Gardens, Leeds LS4 2SW

welcome to

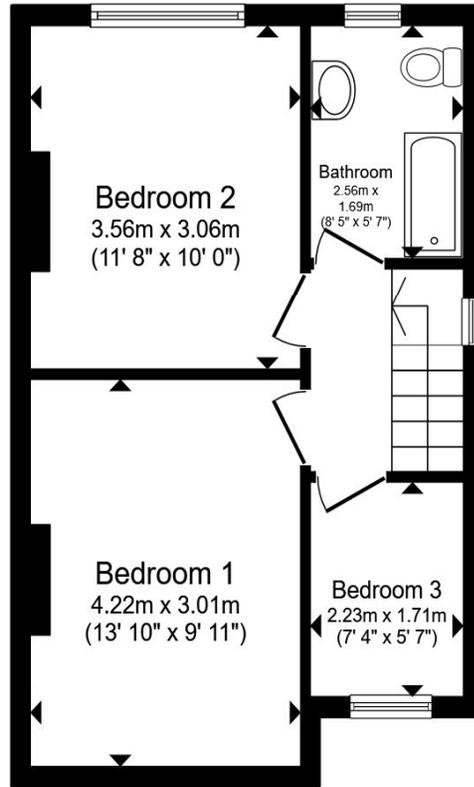
St. Anns Gardens, Leeds

A well-presented home with bright living spaces, an open-plan kitchen and dining area, three bedrooms, a modern bathroom, front and rear gardens, driveway parking, and a garage with power and storage.

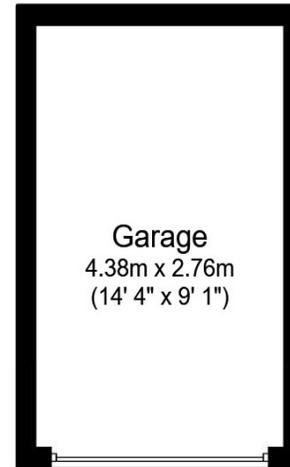




Ground Floor



First Floor



Garage

Front Garden

Hall

Living Room

13' 3" x 9' 11" (4.04m x 3.02m)

Kitchen

16' 1" x 11' 6" (4.90m x 3.51m)

Dining Area

16' 1" x 11' 6" (4.90m x 3.51m)

Bedroom 1

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom 2

11' 8" x 10' (3.56m x 3.05m)

Bedroom 3

7' 4" x 5' 7" (2.24m x 1.70m)

Bathroom

Rear Garden

Garage

Total floor area 84.6 m² (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

St. Anns Gardens, Leeds

- GUIDE PRICE £240,000 TO £250,000
- Well-presented three-bedroom home
- Close to a park and local amenities
- Headingley train station nearby and great transport links
- Spacious front and rear gardens

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109745



Property Ref:
HEA109745 - 0007

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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