



Hansby Close, Leeds LS14 6JX

welcome to

Hansby Close, Leeds

*** Guide Price £200,000 - £210,000*** This THREE BEDROOM semi-detached home offers SUPERB living accommodation for the YOUNG FAMILY BUYER. With a garden to the front, and a driveway with garage to the rear, this is an INCREDIBLE HOME! Contact us to VIEW!



Ground Floor

Lounge

11' MAX x 14' 7" MAX (3.35m MAX x 4.45m MAX)

The lounge is positioned at the front of the property and features a large window that allows plenty of natural light. A central heating radiator provides warmth, creating a comfortable and inviting living space.

Kitchen

15' 6" MAX x 9' 3" MAX (4.72m MAX x 2.82m MAX)

The kitchen is fitted with a full range of wall and base units, complemented by integrated appliances and a convenient breakfast bar. Natural light floods the space through a rear-facing window and French-style patio doors that open to the garden. Modern spotlights are installed throughout, creating a bright and contemporary feel.

First Floor

Bedroom One

13' 5" MAX x 9' 6" MAX (4.09m MAX x 2.90m MAX)

Fitted wardrobes, carpeted throughout, window to the front, central heating radiator.

Bedroom Two

8' 9" MAX x 10' 4" MAX (2.67m MAX x 3.15m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Three

9' 3" MAX x 6' 3" MAX (2.82m MAX x 1.91m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bathroom

The bathroom incorporates a modern three-piece suite, including a bathtub with shower facilities, a wash hand basin, and a W/C set within an integrated storage unit. A rear-facing window provides natural light, complemented by spotlights throughout for a bright and contemporary finish.



view this property online williamhbrown.co.uk/Property/CGT111314



welcome to

Hansby Close, Leeds

- Guide Price £200,000 - £210,000
- Semi Detached Family Home
- Three Bedrooms
- Driveway & Garage
- Garden To The Front

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

guide price

£200,000 - £210,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/CGT111314



Property Ref:
CGT111314 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williambrown.co.uk