



Regent Park Terrace, Leeds LS6 2AX

welcome to

Regent Park Terrace, Leeds

A semi detached house in a prime location with easy access to Leeds City Centre and University. The house features versatile accommodation with four good size bedrooms, first floor office, downstairs wc, front and rear gardens.



Ground Floor Entrance Hall

With a understairs storage cupboard.

Lounge

15' 5" Max x 11' 10" Max (4.70m Max x 3.61m Max)

With a feature fireplace, wood flooring and a door to the rear leading to the garden.

Kitchen

9' 7" Max x 8' 8" Max (2.92m Max x 2.64m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above. There is an integrated oven and spaces for all other appliances.

Downstairs Wc

With a wc, wall mounted wash hand basin and tiled floor.

Bedroom One/Dining Room

16' 5" Max x 13' Max (5.00m Max x 3.96m Max)

Located on the ground floor, a spacious room currently used as a bedroom but could be a second reception room depending on the buyers needs, with a feature fireplace, built in desk, space for free standing furniture and wood flooring.

First Floor

Bedroom Two

14' 5" Max x 11' 10" Max (4.39m Max x 3.61m Max)

A spacious double bedroom positioned to the front elevation with a feature fireplace, wood flooring and space for free standing furniture.

Bedroom Three

12' 5" Max x 11' 9" Max (3.78m Max x 3.58m Max)

A good size double bedroom positioned to the rear elevation with a feature fireplace, wood flooring and built in storage cupboard.

Bedroom Four

9' Max x 8' Max (2.74m Max x 2.44m Max)

A double bedroom positioned to the rear elevation with wood flooring, wash hand basin and space for

free standing furniture.

Office

8' 11" Max x 7' 1" Max (2.72m Max x 2.16m Max)

Positioned to the front elevation, this room would be perfect as a home office with a built in desk.

Bathroom

The bathroom comprises a bath with shower over and pedestal wash hand basin.

Wc

A separate wc with a wash hand basin.

Outside

There are low maintenance gardens to the front and rear.



view this property online williamhbrown.co.uk/Property/HEA109328



welcome to

Regent Park Terrace, Leeds

- GUIDE PRICE - £300,000 - £325,000
- 4 BED, SEMI DETACHED HOUSE
- ONE RECEPTION ROOM & FIRST FLOOR OFFICE
- LOW MAINTENANCE FRONT & REAR GARDENS
- EASY ACCESS TO LEEDS CITY CENTRE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109328



Property Ref:
HEA109328 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will 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 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West
Yorkshire, LS6 2UE



williamhbrown.co.uk