



70 Richardson Crescent, Leeds, West Yorkshire, LS9 9BH

Ideal for first time buyers or growing families, this three-bedroom townhouse is ideally situated in a popular residential area and is beautifully presented and tastefully decorated throughout. A viewing is essential to fully appreciate everything this fabulous property has to offer.

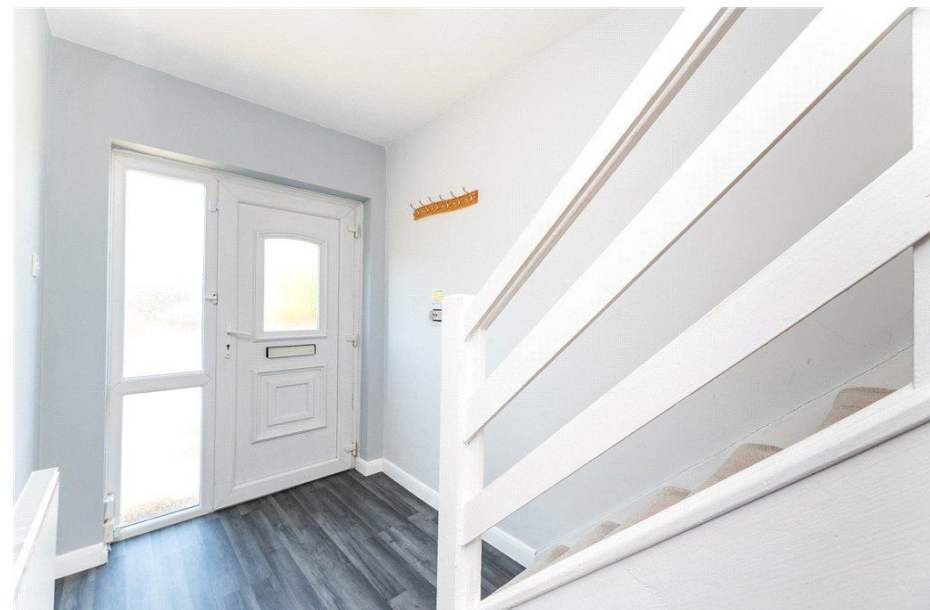
34 Queen Street, Morley, Leeds, LS27 9BR

Tel: 0113 322 6333 Email: morley@dacres.co.uk



70 Richardson Crescent, Leeds, West Yorkshire, LS9 9BH

Asking Price: £210,000



General Remarks

A fabulous opportunity for a growing family or anyone looking to get on the property ladder, this three-bedroom townhouse is offered for sale in turnkey condition and is ready to move straight in to. Enjoying excellent transport links and easy access to Leeds city centre it is likely to be very popular, and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor and an understairs storage cupboard, kitchen with access to the rear garden, front facing living room which is open plan to the dining room having French doors to the rear patio.

The kitchen has fitted wall and base units, plenty of worktop space and an integrated gas hob, electric oven and plumbing for a washing machine.

On the first floor there are three bedrooms, two of which are doubles and the third bedroom would make an ideal office for anyone working from home. The bathroom is part-tiled and has a modern three-piece suite comprising; - bath with shower over, shower screen WC and wash basin. The landing provides access to a part-boarded loft which is complete with retractable ladder and offers a useful additional storage space.

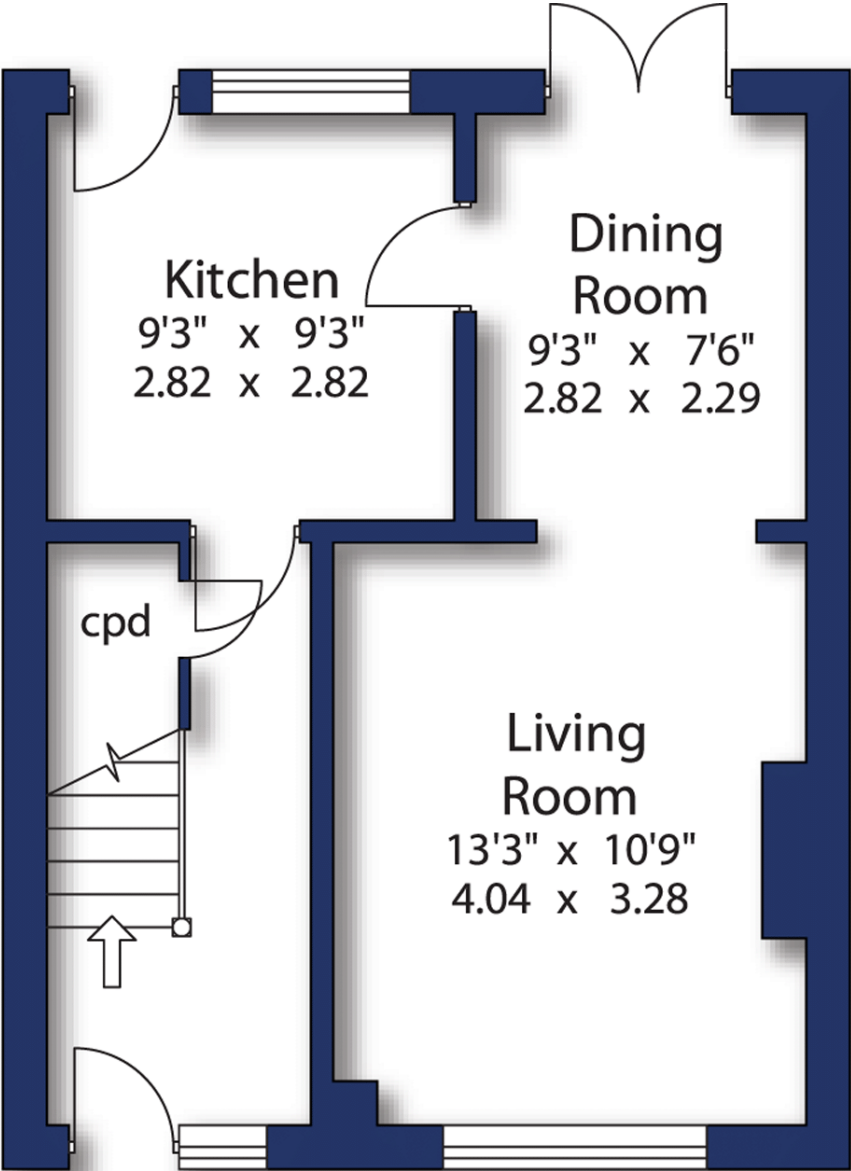
Externally, the front garden is laid to lawn, the larger rear garden is also laid to lawn and is complete with a large patio which provides the perfect space for relaxing or enjoying a barbecue.



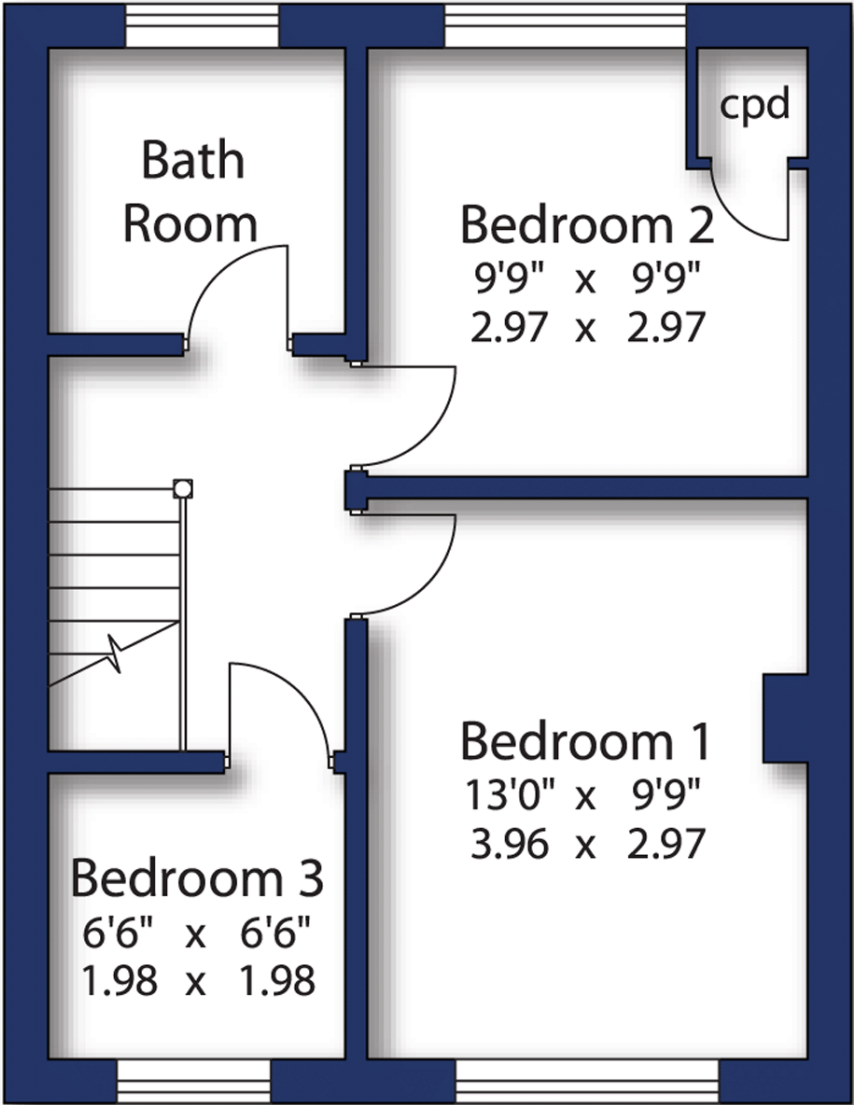




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. On-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checklists/check-for-flooding-in-england)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR260212

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

