



CORNERSTONE

16 Boston Avenue, Kirkstall, Leeds, LS5 3DL



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16 Boston Avenue

£235,000

The property is finished to a modern standard whilst still maintaining plenty of character and is located just a short walk away from Kirkstall Bridge shopping centre - as well as the iconic Kirkstall Abbey. With excellent bus routes connecting you to nearby locations such as: Headingley, Pudsey, and Leeds city centre - this home is ideally situated for both work and leisure.

Briefly, the property comprises; a pleasant living room, spacious kitchen/diner, handy utility room and a modern downstairs bathroom to the ground floor. The first floor comprises three bedrooms and the family bathroom. Externally to the front a fully paved double driveway exists. There is also a good sized back garden that combines paved and lawned areas.

Situated in a quiet cul de sac, the property would be perfect for first time buyers, families and investors alike.

Living Room

A spacious and pleasantly decorated living room that benefits from having some beautiful parquet flooring. The room also comprises: a large double glazed window to the front elevation, a radiator and a door that allows access to the front.

Kitchen/Diner

This spacious and tastefully decorated kitchen/diner comprises: a variety of wall and base units, sink and drainer, stairs leading to the first floor, radiator and double glazed window to the side which allows plenty of natural light. The kitchen comes with a Rayburn cooker that was last serviced in December 2023.

Utility Room

This fairly recently converted utility room is extremely handy as it currently houses the property's fridge freezer, washing machine and tumble dryer. It also comprises a double glazed window to the side, a rear door leading into the back garden and a practical storage unit. The downstairs bathroom is accessed via this room.

Downstairs Bathroom

A recently updated downstairs bathroom - decorated to a modern finish. The bathroom comes complete with: a spacious shower, W.C, hand wash basin with vanity unit, radiator and a double glazed window.

Bedroom 1

A good sized and tastefully decorated double bedroom that comprises a double glazed window to the front elevation with a radiator below.

Bedroom 2

Again, tastefully decorated with a double glazed window present and a radiator below.

Bedroom 3

This room comprises a handy wall mounted bed, a double glazed window to the front elevation and a radiator.

Family Bathroom

A well appointed family bathroom that is fully tiled and decorated in neutral tones. It comprises a shower over bath, W.C. , hand wash basin, towel rail with radiator below and double glazed window.

Front Driveway

A fully paved and low maintenance double driveway that has gated access to the side of the property.

Back Garden

The property boasts a well-maintained rear garden featuring a mix of lawn and paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed with fencing for added privacy and includes 2 practical garden sheds for additional storage.

Additional Information

TENURE - FREEHOLD.

Council Tax Band B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

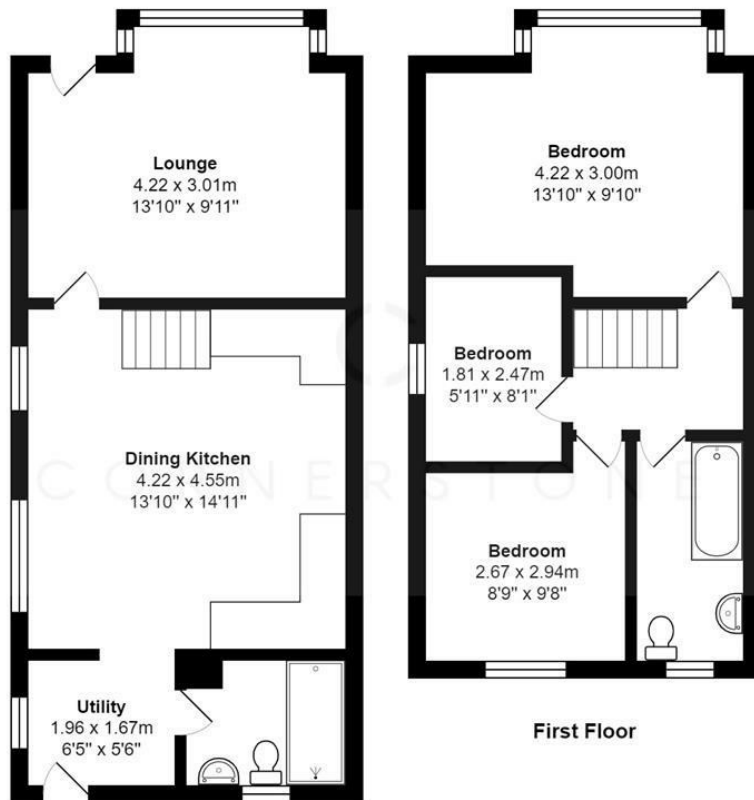
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





Ground Floor

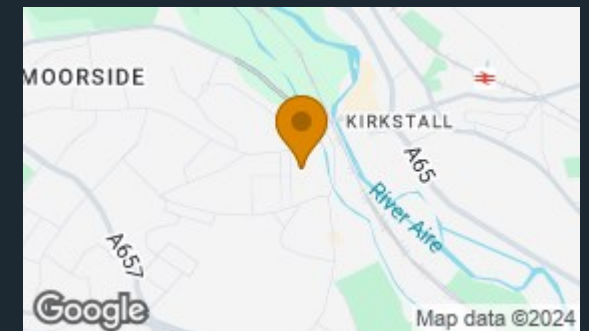
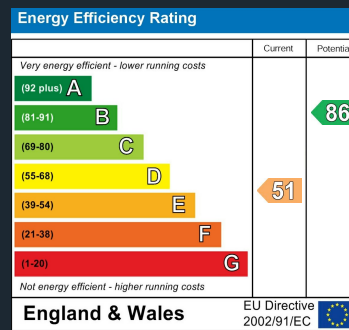
First Floor

Total Area: 77.0 m² ... 829 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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