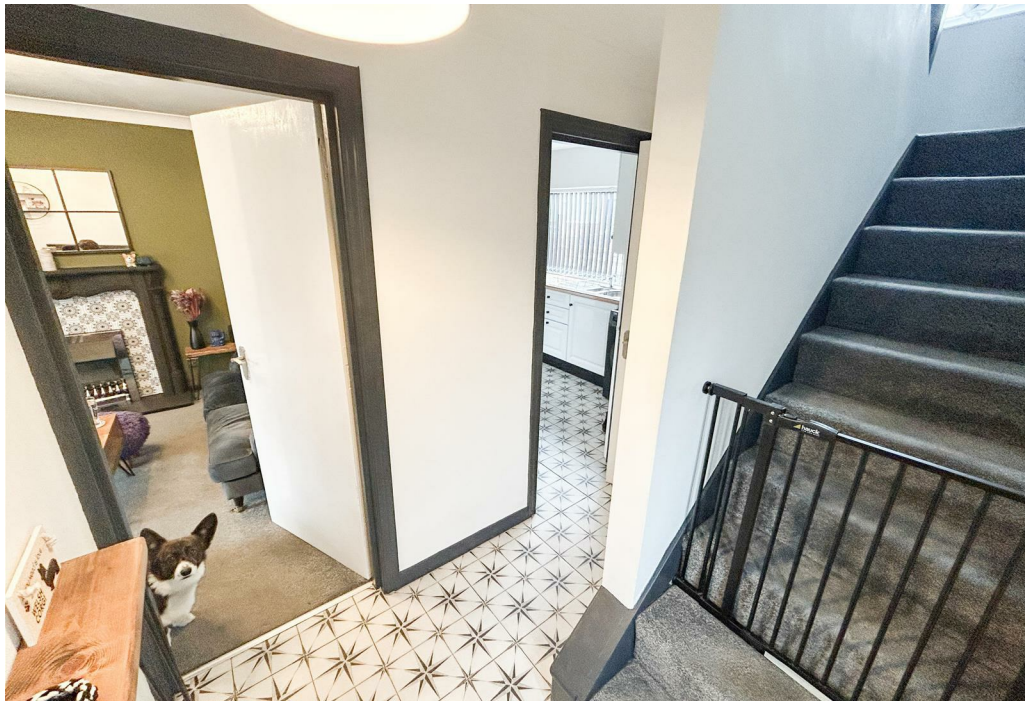


19 Victoria Park Avenue, Kirkstall, Leeds, LS5 3DG







19 Victoria Park Avenue

£259,950

Offering generous living space, gardens on three sides, a private driveway, and a detached garage, it's a great option for first-time buyers and families alike.

The ground floor features an entrance hall, kitchen, lounge, and a bright conservatory. On the first floor, there are two bedrooms and a house bathroom, while the second floor has a further double bedroom and a large storage cupboard.

Outside, the low-maintenance garden wraps around the property, providing a private outdoor space ideal for families or entertaining. The outside space also benefits from a handy detached garage and a long-stretching driveway.

Located close to Kirkstall Retail Park, Kirkstall Abbey, and scenic canal walks, the property also benefits from excellent transport links to Leeds city centre.

We expect this property to be popular given its size, location and price.

Hallway

You enter the property through a white uPVC door leading into the hallway. The hallway is neutrally decorated in white and black tones, has a handy storage cupboard and provides access to: the living room, kitchen and stairs leading to the first floor.

Lounge

This spacious L-shaped lounge is decorated in modern tones and has a beautifully tiled feature gas fireplace. The lounge also gives access to the conservatory.

Conservatory

The conservatory, with sleek grey laminate flooring, can be accessed from the lounge and leads to the back garden. It also includes a gas radiator and a power outlet.

Kitchen

The kitchen has plenty of storage with both upper and lower cupboards and wooden worktops. It includes a stainless steel sink and drainer beneath a large double-glazed window, an integrated oven, a four-ring electric hob with an extractor above, and space for a free-standing fridge freezer and washing machine. Decorated in neutral tones, the kitchen also features a charming tiled floor that continues from the hallway.

Landing

The spacious landing is neutrally decorated and features two separate double-glazed windows, filling the space with plenty of natural light.

Main Bedroom

A spacious double bedroom featuring a rear-facing double-glazed window with a radiator below, along with convenient fitted wardrobes for extra storage.

Bathroom

The bathroom is finished in neutral tones and includes a bath with an overhead shower, a WC, and a wash basin set atop a vanity unit. A heated towel radiator is mounted on a stylish slate feature wall and a frosted double-glazed window allows plenty of natural light in.

1st Floor Bedroom/ Office

This neutrally decorated bedroom features a double-glazed window with a radiator below and is currently used as an office.

Second Floor Landing

A spacious area leading to the second-floor bedroom, featuring a double-glazed window and a large storage cupboard.

Second Floor Bedroom

A neutrally decorated bedroom with a skylight that lets in natural light.

Outside Space

The property features low-maintenance gardens on three sides, with Indian stone paving in the rear garden, creating an ideal space for summer gatherings. It also offers a long driveway with plenty of off-street parking and a spacious detached garage, conveniently equipped with power and lighting.

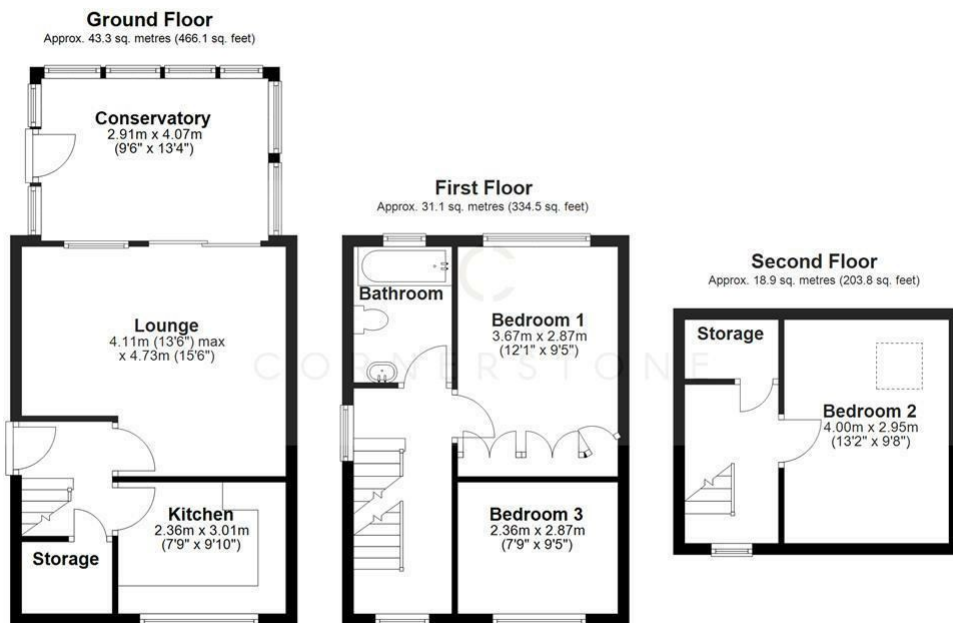
TENURE - FREEHOLD.

Council Tax Band C

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 endeavor to make our particulars accurate and reliable. However, they are only a general





Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

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.

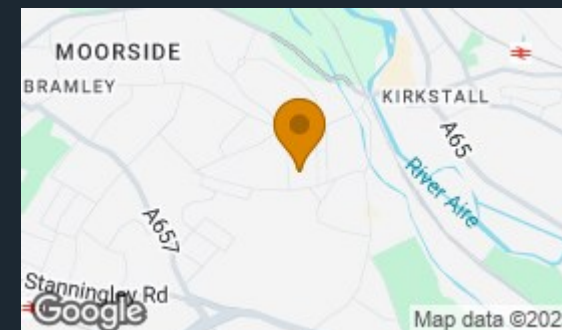
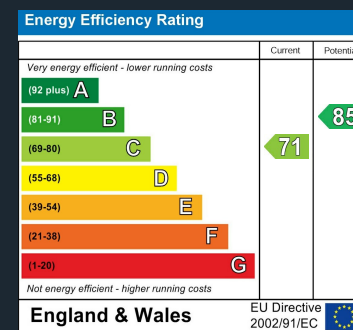
3. Measurements: These approximate room sizes are only intended as general guidance.

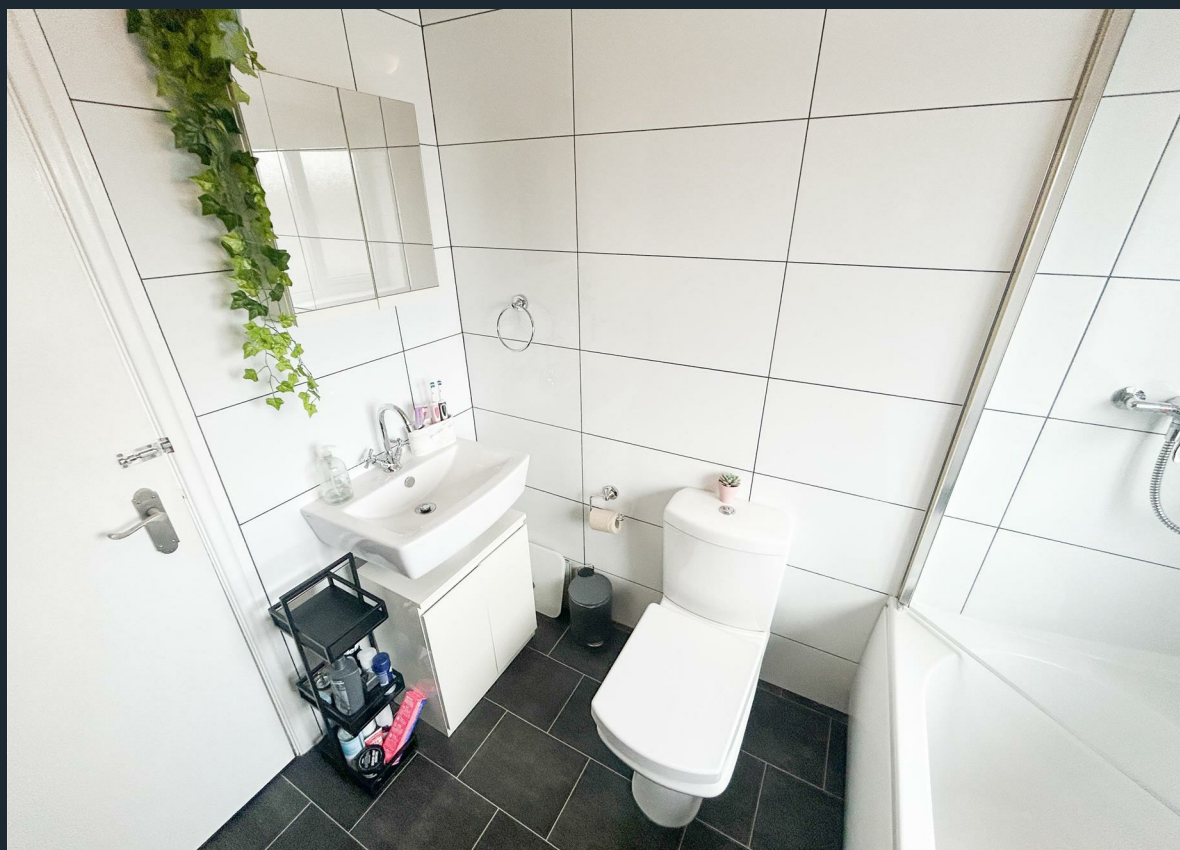
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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 Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band
C





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