



Frederick Avenue | East End Park | LS9 8QL

£189,000

Two bedroom semi-detached house | Council Tax Band B | EPC rating D

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*** BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO LEEDS CITY CENTRE ***

This three bedroom house is positioned for an excellent commute! Just 1.7 miles from Leeds city centre the accommodation is beautifully presented and offers ready to move into accommodation, off-road parking and an enclosed rear garden.

The accommodation is set out over two floors and briefly comprises to the ground floor; an entrance lobby, elegant living room and a spacious modern dining/kitchen. To the first floor are two double bedrooms, a single bedroom and the house bathroom. To the outside there is a smaller garden to the front providing off road parking and to the rear an enclosed garden with seating area.

East End Park is conveniently placed for commuters requiring access to the centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes both to the city centre and to more local shopping districts at Killingbeck, Halton and Crossgates. The area is also conveniently placed for St James Hospital.

Viewing is highly recommended, to appreciate the size and standard of accommodation.

*** Call now to arrange your viewing ***

Ground Floor

Entrance Lobby

Enter the property through a PVCu double-glazed entry door. A staircase rises to the first floor.

Living Room 3.50m x 3.87m (11'6" x 12'8")

A beautiful, elegant living room flooded with natural light through the box bay double-glazed window. Feature wood effect panelling to the chimney breast recesses, central heating radiator.

Kitchen/Diner 5.06m x 3.87m (16'7" x 12'8")

A stylish and modern dining kitchen fitted with white wall and base units with wood effect work surfaces over which incorporate a stainless steel sink with side drainer and

mixer tap. Space for a range cooker with extractor hood over, plumbed space for a washing machine and space for a tall freestanding fridge/freezer. A useful under stair storage cupboard provides space for household utility items. Wall mounted central heating boiler. Ample space for a dining table and chairs, double-glazed window to the side elevation and a PVCu entry door to the rear garden.

First Floor

Landing

Access to all first floor rooms.

Bedroom 1 3.54m x 3.92m (11'7" x 12'10")

A double bedroom with central heating radiator and double-glazed box bay window overlooking the front garden.

Bedroom 2 2.44m x 2.59m (8'0" x 8'6")

A second double bedroom overlooking the rear garden with a central heating radiator and double-glazed window.

Bedroom 3 2.01m x 2.03m (6'7" x 6'8")

A single bedroom with a double-glazed window to the side and a central heating radiator.

Bathroom

Fitted with a white suite which comprises;- a panelled bath with Victorian style mixer tap with shower attachment, a hand wash basin with vanity cupboard below and low flush w.c. Window to the rear and central heating radiator.

Exterior

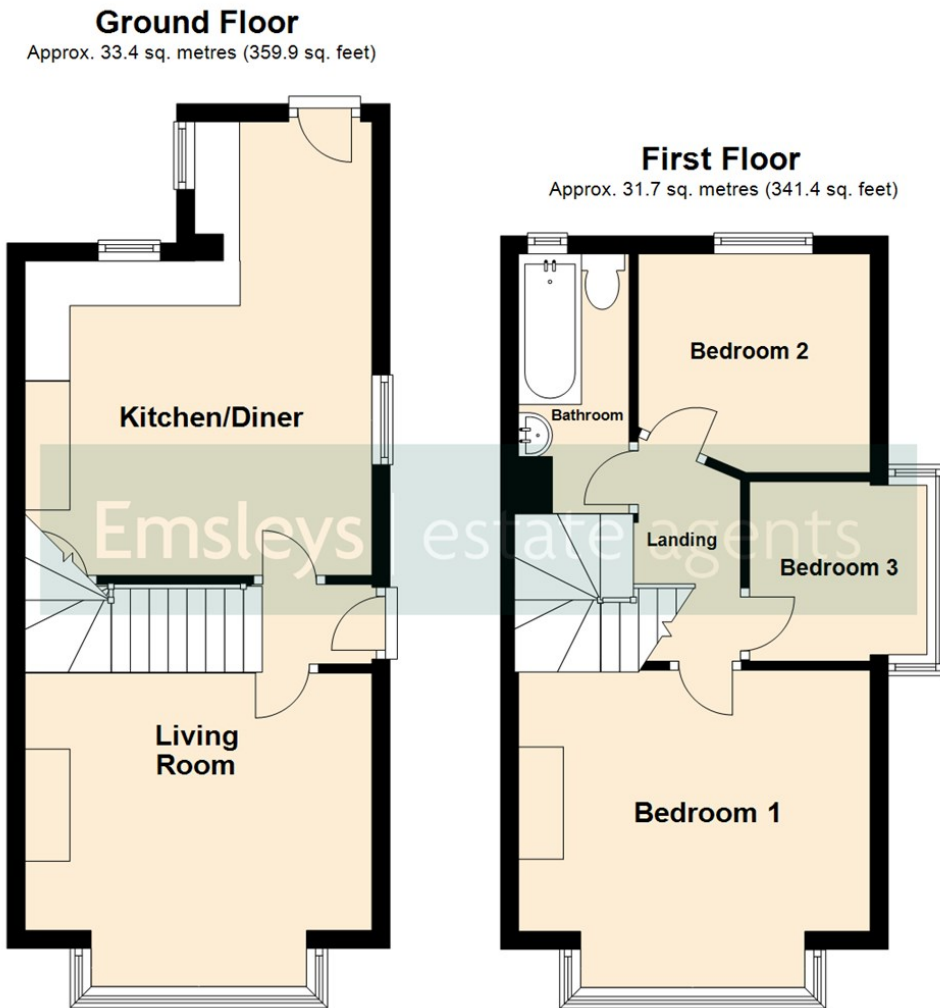
The property is accessed to the front where a gravelled area provides off road parking. The rear garden is fully enclosed and offers a paved patio and a raised artificial lawned seating area.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn right. Take the first turning at the roundabout onto Crossgates Road. Proceed to the main junction, and follow the road around to the left onto A64/York Road. Proceed along, passing Asda supermarket on the right hand side, and straight ahead at the next couple of traffic lights. At the fly over turn left into the

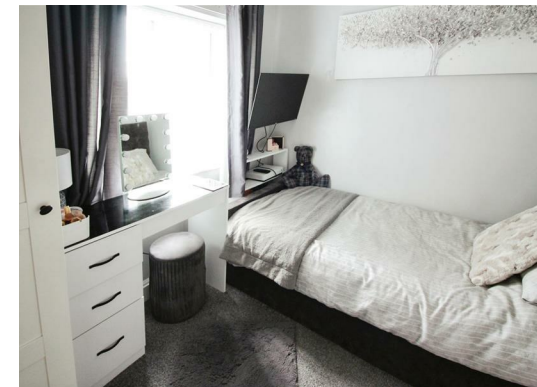
lay-by and at the mini-roundabout turn left onto Ivy Street. Continue around the bend onto East Park Parade and take the last available right hand turn into Frederick Avenue where the property can be found on the right hand side identified by the Emsleys for sale board.





Total area: approx. 65.2 sq. metres (701.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

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