



Monkswood Avenue | Seacroft | LS14 1DQ

Three Bedroom Mid-Terrace | Council Tax Band A | EPC Rating C

Offers Over
£175,000

Emsleys | estate agents

THREE DOUBLE BEDROOM MID-TERRACE HOUSE * IDEAL FIRST BUY OR INVESTMENT

Not to be missed, this three bedroom semi-detached property would suit a range of buyers and is set in a popular residential estate with good local amenities.

The accommodation briefly comprises; entrance hall, lounge, a fitted kitchen and useful utility room to the ground floor. To the first floor there are three bedrooms and a modern shower room. Outside the property has off road parking to the front and a multi level rear garden to the rear.

The location is on the LS14/LS8 border and conveniently placed for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A6120 Ring Road and the A58 Wetherby Road. The A64 offers routes to the Shopping Centres available at Seacroft which has a bus station and there are a wealth of amenities available in Oakwood. For leisure activities look no further than Roundhay Park which is a simple five minute drive away.

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

Ground Floor

Entrance Hall

Enter through a modern composite door. Vertical radiator and stairs to the first floor, door to:

Lounge 5.33m x 2.90m (17'6" x 9'6")

With feature panelling and fully tiled floor in wood grain effect ceramics. Vertical central heating radiator and French doors opening to the rear.

Kitchen/diner 3.94m x 2.51m (12'11" x 8'3")

A modern and bright kitchen fitted with a range of wall and base units with work surfaces over, tiled splashbacks, compostie sink with mixer/power spray tap, an electric hob and oven and integrated dishwasher. A door opens to:-

Utility 2.39m x 2.51m (7'10" x 8'3")

Double-glazed window to front and wall mounted central heating boiler. Plumbed for automatic washing machine.

First floor

Landing

Doors to:

Bedroom 1 3.94m x 2.74m max (12'11" x 9'0" max)

Double-glazed window to rear, central heating radiator and laid with wood grain effect laminate flooring.

Bedroom 2 2.41m x 3.12m max (7'11" x 10'3" max)

Double-glazed window to front, built-in over stairs storage cupboard and central heating radiator.

Bedroom 3 3.07m x 2.18m (10'1" x 7'2")

Double-glazed window to rear, central heating radiator and feature panelled wall.

Bathroom

Fitted with a modern walk in shower enclosure, a wash hand basin atop vanity storage and a low level WC. Central heating radiator and a double-glazed window to front.

Outside

To the front of the property, there is a concrete driveway which provides off-road parking. To the rear, there is a covered pergola providing an entertaining area accessed from the living room. Steps then take you to a MULTI LEVEL garden with a further decked area then steps again to a lawned garden.

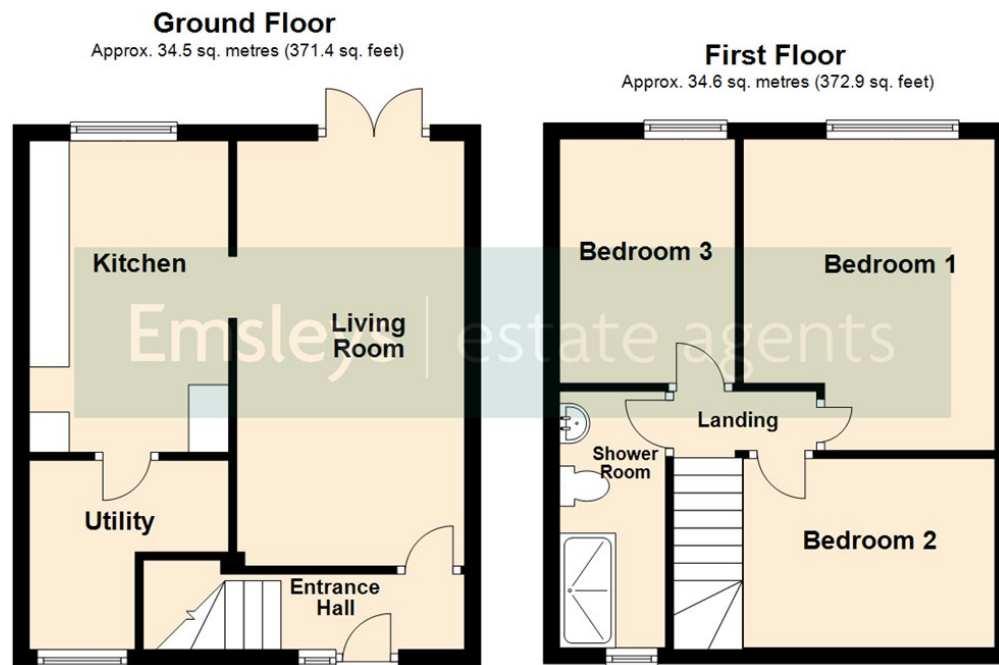
Directions

From the Crossgates office proceed along Austhorpe Road and at the traffic lights turn right, then take the third exit at the roundabout onto Ring Road. Proceed, straight over at the next roundabout and through the set of traffic lights. Take the left hand turning onto Monkswood Gate, and turn right at the roundabout onto Monkswood Avenue, where number 16 can be found indicated by the For Sale board.

Agents Note

This property is of non-standard construction known locally as a repaired Airey house. Potential buyers should advise their mortgage broker of the construction type and that the seller advises us the house DOES have a PRC certificate.





Total area: approx. 69.1 sq. metres (744.3 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.



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