



williams estates



williams estates



williams estates

**10 Leete Avenue, Rhydymwyn, Mold,  
CH7 5HG**

**£215,000**

 3  1  1  E

**EPC - E52**

**Council Tax Band - C**

**Tenure - Freehold**

# Leete Avenue, Mold

## 3 Bedrooms - House - Semi-Detached

**\*\* NOW AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN \*\*** - A three bedroom semi-detached family house which has larger-than-average gardens and is located at the end of an established residential cul-de-sac. The property benefits from UPVC double glazing, oil fired central heating, a good size living room, kitchen/dining area, spacious landing, ground floor W.C., three bedrooms and family bathroom. There is ample parking for multiple vehicles on an extended driveway and the property is located close to Mold Town Centre.

Tenure: Freehold. Council Tax Band: C. EPC Rating: E-52.



### Accommodation

uPVC double glazed door leads into

### Entrance Hall

With double radiator, electric meter cupboard, turned stairs leading off and under stairs cupboard with double glazed window.

### Living Room

17'6" x 10'11" (5.35m x 3.35m)

With double radiator, uPVC double glazed window to the rear and uPVC double glazed window to the front.

### Kitchen and Dining Area

15'7" x 7'5" (4.75m x 2.28m)

With worktops with drawer and base units beneath, stainless steel single drainer sink, plumbing for a washing machine, void for a tumble dryer, electric cooker points, additional double base unit with wall unit over, void for tall standing fridge freezer, uPVC double glazed windows to the side and rear elevations.



### Rear Vestibule

With double glazed cottage door leading to the garden

### Ground Floor W.C

With low flush W.C and uPVC double glazed window.

### Stairs/Landing

From the Entrance Hall a turned staircase leads to a large, bright landing with double glazed window to the front elevation.

### Bedroom Two

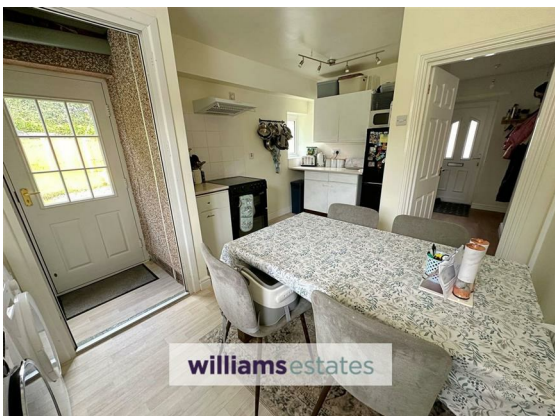
10'5" x 10'5" (3.2m x 3.2m)

With double radiator and uPVC double glazed window to the rear elevation.

### Bedroom One

11'5" x 10'11" (3.50m x 3.35m)

With radiator, wall panelling and uPVC double glazed window to the rear elevation.



### Bedroom Three

7'11" x 7'11" (2.43m x 2.42m)

With radiator and uPVC double glazed window to the front elevation.

### Bathroom

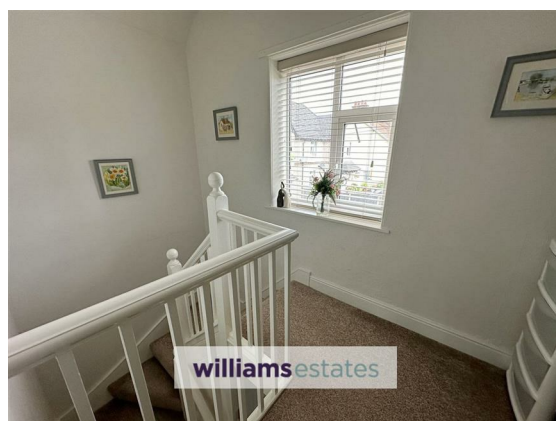
With panelled bath, with tiling to bath area, washbasin, W.C, radiator and double glazed window and extractor fan.

### Outside

A large, extended driveway provides ample parking for several vehicles, the drive to front and side is laid with compacted river gravel. Larger than average lawned gardens to side and rear with patio area, area housing the oil tank and brick outbuilding. The property has had new fences and gates recently.

### Directions

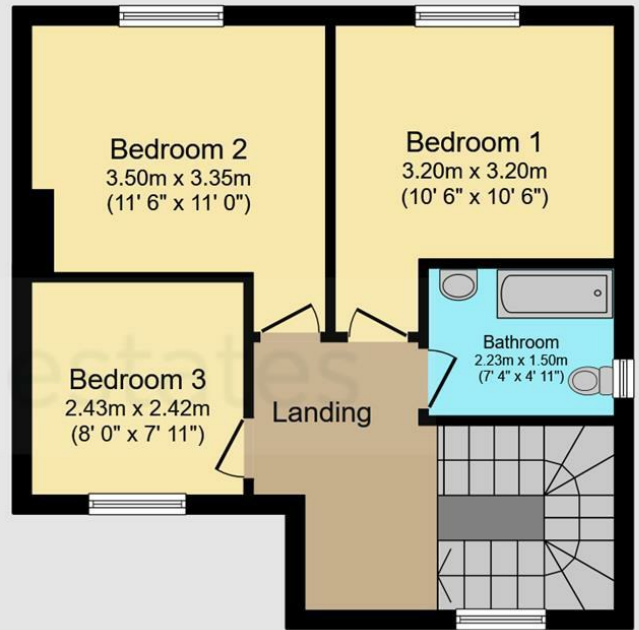
Start at Chester Street, Mold (CH7 1EG). Head west on Chester Street towards King Street. At the roundabout, take the 1st exit onto King Street (B5444). Continue on King Street for about 0.3 miles. Turn left onto Wrexham Street (A5119). After approximately 1 mile, turn right onto Denbigh Road (A541). Continue on Denbigh Road for 0.4 miles. Turn left onto Pantybuarth Road. After 0.2 miles, turn left onto Leete Avenue. You will arrive at 10 Leete Avenue, CH7 5HG.





### Ground Floor

Floor area 40.1 m<sup>2</sup> (432 sq.ft.)



### First Floor

Floor area 40.1 m<sup>2</sup> (432 sq.ft.)

TOTAL: 80.2 m<sup>2</sup> (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>78</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>52</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

