

# KATH WELLS

ESTATE AGENTS & VALUERS



## 9 Greenville Avenue, Leeds, LS12 4TD Offers In The Region Of £179,995

This property would benefit from MODERNISATION and UPDATING throughout but would make an IDEAL PURCHASE for a growing family wanting a GOOD SIZED CORNER PLOT GARDEN with AMPLE INTERNAL LIVING SPACE. There are three reception rooms to the ground floor, three double bedrooms, a large single bedroom, good sized gardens and DG & CH. This home is situated in a popular cul-de-sac within a sought after residential area of Wortley; early internal viewing comes highly recommended to avoid disappointment.

Briefly throughout the property comprises of, to the ground floor, a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a bay window overlooking the front garden, a separate DINING ROOM with ample space for a table & chairs, a BREAKFAST ROOM / HOEM OFFICE, and a FITTED KITCHEN with a range of cabinets and work surfaces. To the first floor there are THREE DOUBLE BEDROOMS, a further large SINGLE BEDROOM, and a SHOWER ROOM / WC with a walk-in shower, wash basin and WC.

Externally there are GOOD SIZED private and enclosed GARDENS to the rear with a paved seating areas, a lawn, and a variety of mature and semi-mature shrubs, trees and fruit trees. The front garden is semi open plan.

This property is conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities can be found within walking distance; gyms, restaurants and bars etc. are a short drive / walk away.



## GROUND FLOOR:

### Entrance Hallway:



Access via a front entrance door, double glazed window, central heating radiator, stairs rising to the first floor, under stairs storage cupboard

### Living Room:



Double glazed bay window, television point, central heating radiator

### Dining Room:



Double glazed window, central heating radiator, original fitted wall / storage cabinets

### Extended Kitchen:



Double glazed windows, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, electric cooker point, space for a fridge / freezer, some updating / modernisation would be beneficial, a part glazed external door giving access to the garden

### Breakfast Room / Study / Home Office:



Double glazed windows, central heating radiator

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

### Bedroom One:



Double glazed bay window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

### Bedroom Four:



Double glazed window, central heating radiator

### Shower Room / WC:



A good sized shower room benefitting from a walk-in shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator

### TO THE OUTSIDE:

### Gardens:



Being a corner plot the garden is a good size to the rear. The front garden is partly enclosed by a low wall and has a variety of planting. To the rear the garden is a good size and contains paved seating areas, a lawn, and a variety of mature and semi mature shrubs, trees and fruit trees.

### EPC Link: D

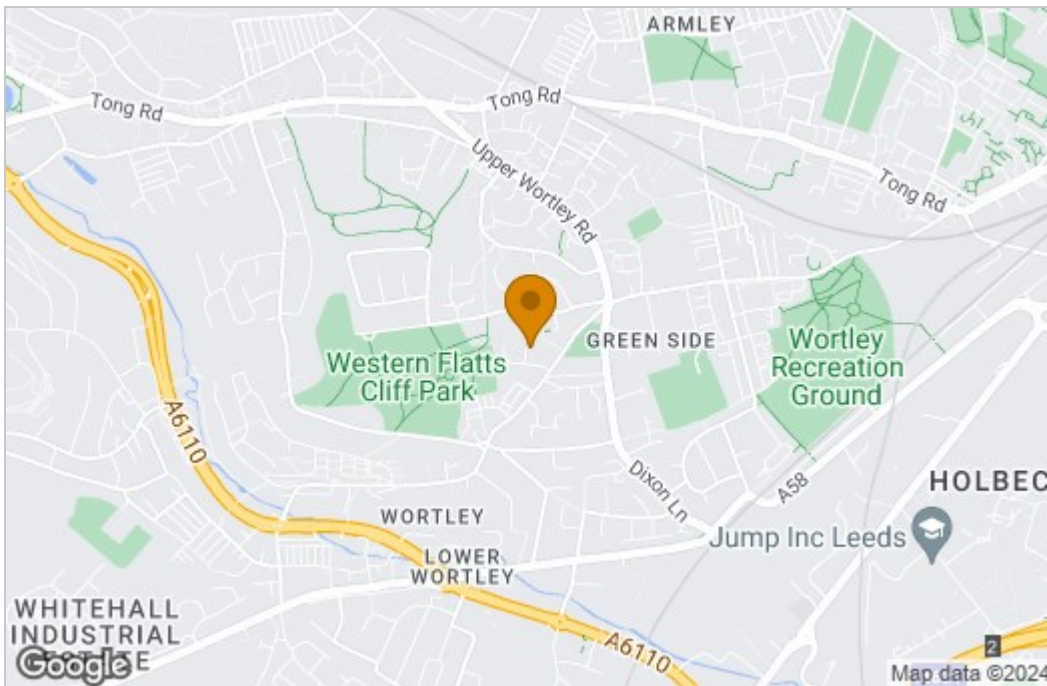
<https://find-energy-certificate.service.gov.uk/energy-certificate/9026-2890-7993-9894-1221>

## Floor Plan

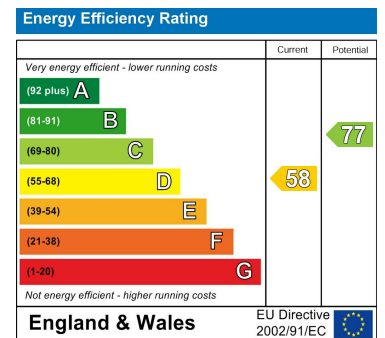


Ground Floor  
Approx. 52.08 sqm.  
(560.58 sqft.)

## Area Map



## Energy Efficiency Graph



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