

14 Landseer Avenue, Leeds, LS13 2RL

Offers Around £149,995

REDUCED Viewing is highly advised for this THREE BEDROOM MID TOWN HOUSE which would be an ideal purchase for a variety of buyers. The property is in need of some COSMETIC UPDATING and benefits from having a SPACIOUS ROOMS and GARDENS to the FRONT & REAR. Situated in a popular residential area this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fire place and hearth and ample space for a range of sitting room furniture, and a FITTED DINING KITCHEN with a range of cabinets, work surfaces, access to the rear garden and space for a dining table and chairs.

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a SHOWER ROOM / WC with an electric shower and a white suite.

Externally the property has LOW MAINTENANCE GARDENS TO THE FRONT AND REAR. To the rear there is a paved seating area making this an ideal entertaining space.

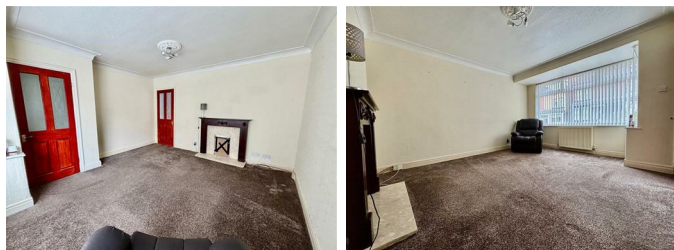
The property benefits from having GAS CENTRAL HEATING, DOUBLE GLAZING, and is being sold CHAIN FREE ON COMPLETION.

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Living Room:



Double glazed window, central heating radiator, a fireplace and hearth, television point

Fitted Dining Kitchen:



Double glazed window, a part glazed external door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, gas cooker point, space for a fridge / freezer, central heating radiator, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



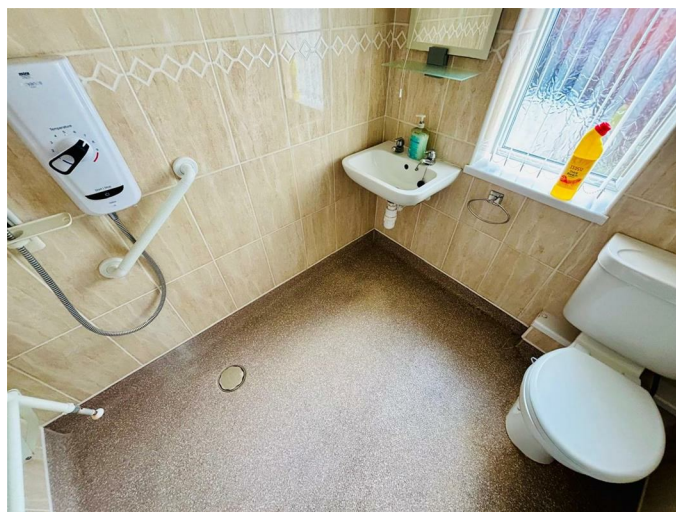
Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, shower area with an electric shower, extractor fan, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is enclosed by fencing and a low wall. This garden is mainly low maintenance with some planting. The rear garden is enclosed and low maintenance with paved and gravel areas, and some planting

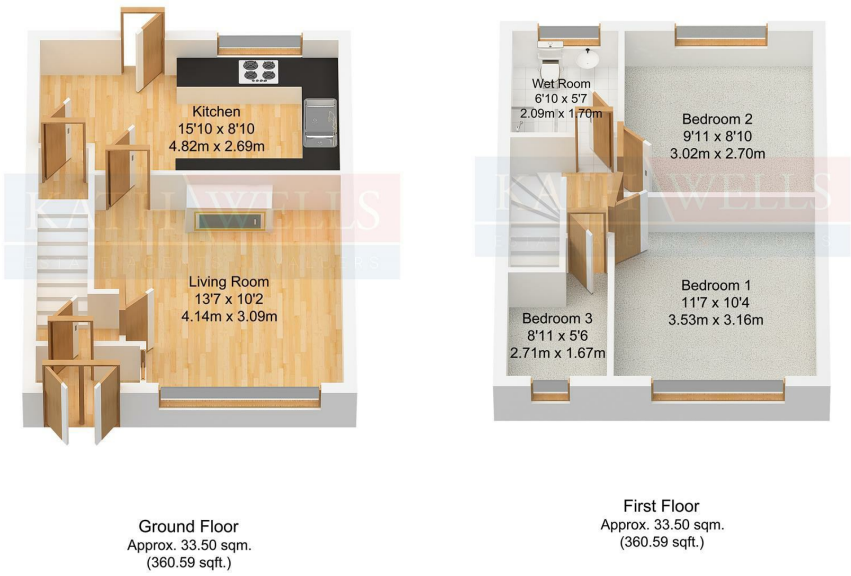
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5006-4225-1002-0175-7506>

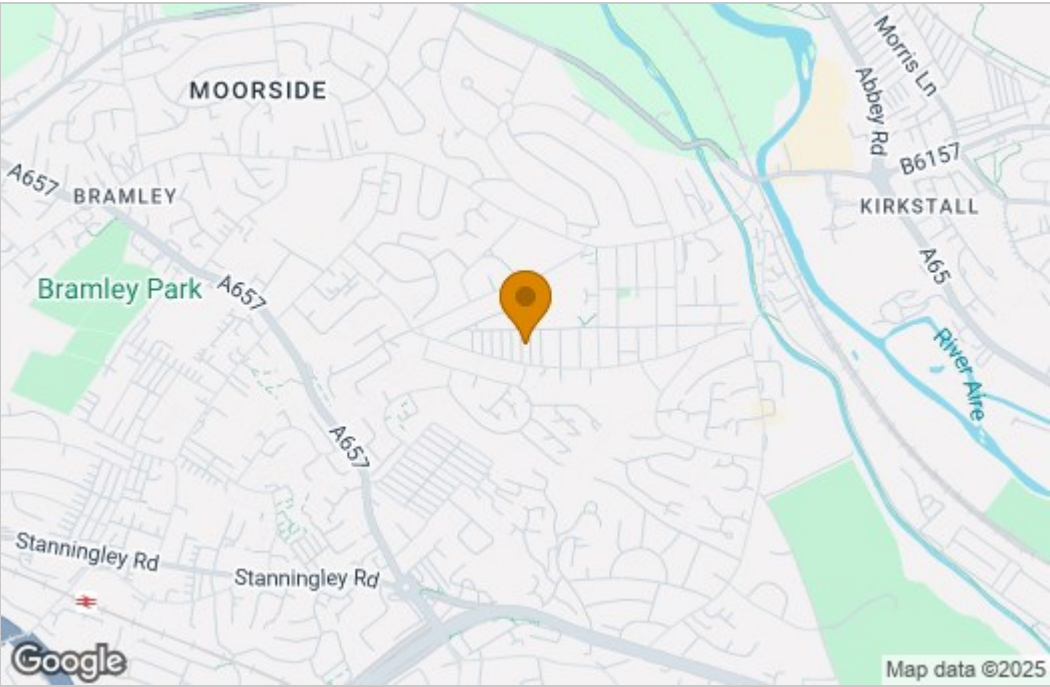
Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

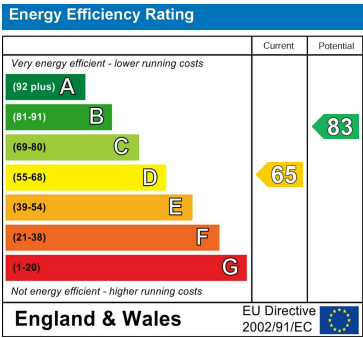
Floor Plan



Area Map



Energy Efficiency Graph



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