

8 Dunlop Avenue Leeds



2 Bedroom Flat £165,000

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8 Dunlop Avenue, New Farnley, Leeds, West Yorkshire, LS12 6LE

GROUND FLOOR:

Hallway:

Access via a private entrance door, stairs rising to the first floor, access to the integral single garage

FIRST FLOOR:

Landing / Hallway:

Double glazed windows, access to the first floor accommodation

Open Plan Living Space:



A good sized open plan living area with a lounge, dining area and fitted kitchen, double glazed windows to two aspects, ample space for living room and dining room furniture, a modern fitted range of wall, drawer & base units, work surfaces, integral kitchen appliances (built under electric oven / grill, gas hob, extractor hood, fridge / freezer, dishwasher, automatic washing machine), inset sink and drainer

Bedroom One:



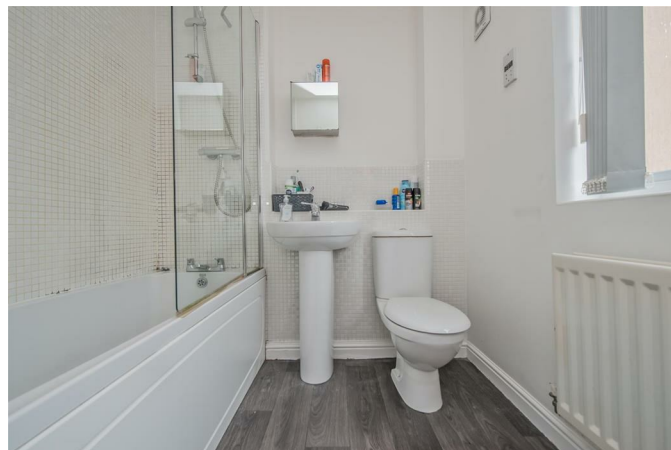
Double glazed window, built-in wardrobes

Bedroom Two:



Double glazed window

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above, wash basin, low flush WC

TO THE OUTSIDE:

Off Street Parking / Single Garage / Visitor Parki



A single integral garage provides useful off street parking / storage.

Gardens:

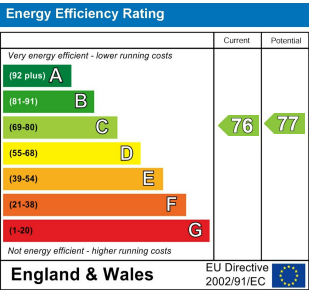
Communal garden areas

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8195-1133-7229-3907-3953>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C



Floor Plan



First Floor
Approx. 66.10 sqm.
(711.30 sqft.)



Ground Floor
Approx. 20.70 sqm.
(223.20 sqft.)