

**52 Broadlea Avenue
Leeds**



**2 Bedroom House - Semi-Detached
£110,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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52 Broadlea Avenue, Bramley, Leeds, West Yorkshire, LS13 2SZ

GROUND FLOOR:

Hallway:

Access via a front entrance door, stairs rising to the first floor

Living Room:

Double glazed window, central heating radiator

Kitchen:

Double glazed window, external door giving access to the garden, wall, drawer & base units, work surfaces, electric oven / grill, gas hob, sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, pantry (good storage area with a double glazed window)

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:

Double glazed window, central heating radiator

Bedroom Two:

Double glazed window, central heating radiator

Bathroom / WC:

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

TO THE OUTSIDE:

Gardens:

There are gardens to the front and rear of the property.
The rear garden is a good size

Parking:

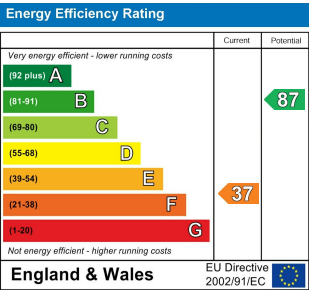
On street parking is available in the locality

Epc Link:

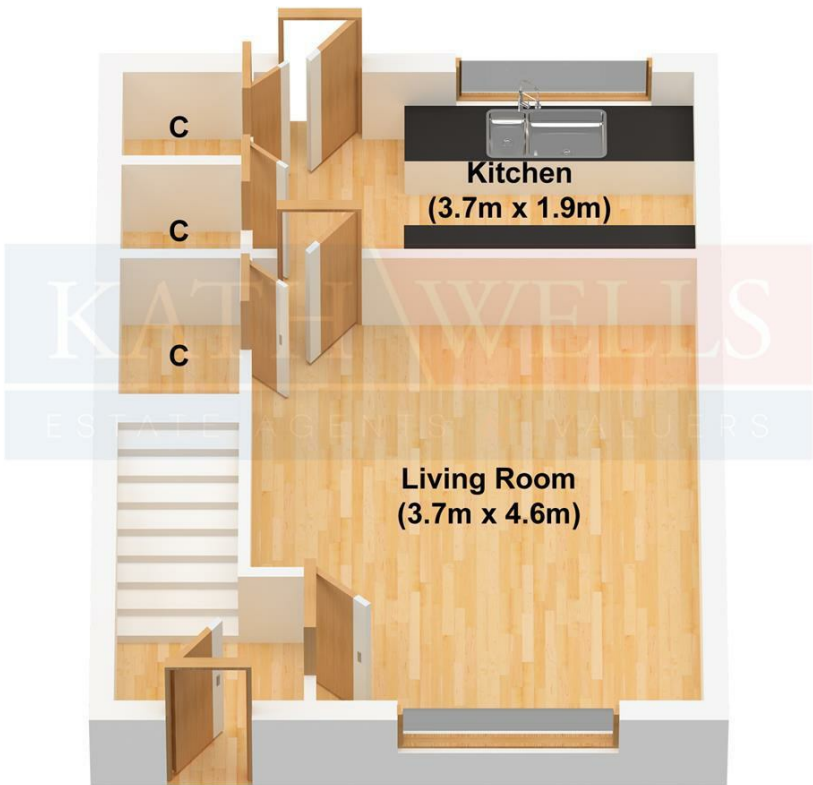
<https://find-energy-certificate.service.gov.uk/energy-certificate/2730-0007-8209-2709-2204>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: F



Ground Floor



First Floor

