

Lot 312

2 Florence Avenue, Leeds,  
West Yorkshire, LS9 7AL

Upon  
Instruction of

AMG



All enquiries Ref: Meghan Mamo

### ■ Freehold three floor end of terrace house

#### Location:

The property is located on Florence Avenue. A comprehensive range of shops, bars and restaurants are available within Leeds City Centre. Public transport links can be found at Leeds Train Station lying to the south west and at Cross Gates Train Station located to the north east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A58 lying to the west and the A64 (M) located to the south. Recreational pursuits are available at Fearnville Playing Fields lying to the east and at Potternewton Park located to the north west.



#### Accommodation:

Second floor: Two bedrooms  
First floor: Two bedrooms, bathroom/wc  
Ground floor: Reception room, kitchen  
Outside: Front yard

**EPC Rating:** D

**Council Tax Band:** B

#### To view:

By arrangement with the auctioneers.