



12 Park View Avenue, Leeds, LS4 2LH

A fully renovated and recently refurbished, three bedroom house in Burley.

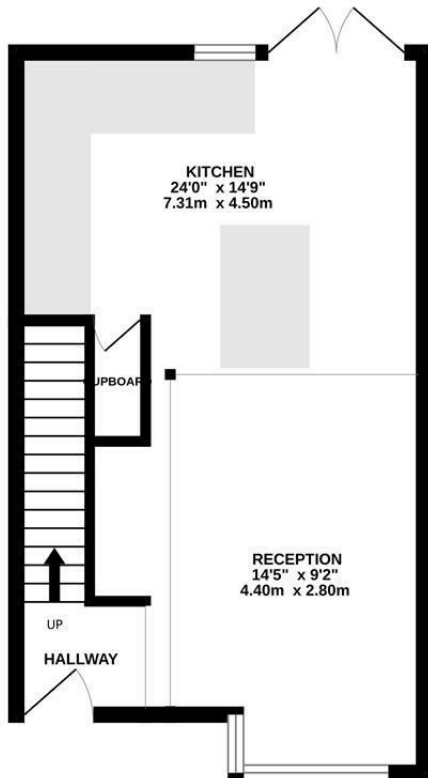
With off street parking to the front, this property contains a beautiful kitchen living room. New flooring, exposed brickwork and tasteful recessed LED lights are just some of the stylish features benefitting this property. The high-spec kitchen contains recently installed, fully integrated appliances including a dishwasher, washer dryer and microwave. The french window doors have inset blinds and lead into a secluded wooden terrace and an extensive lawned garden.

Upstairs, the hallway contains a glass balustrade and leads to a large master bedroom and walk-in cloakroom/spare bedroom. The second bedroom is also a large double and overlooks the rear garden. The house bathroom has fully tiled walls and floor and a wet room style shower.

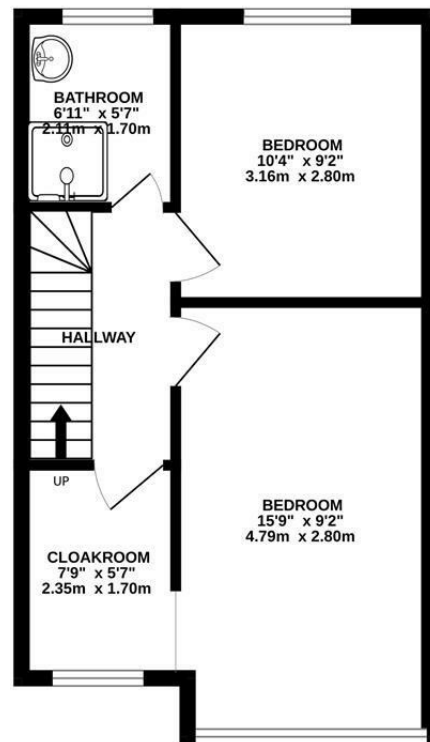
£239,950

- Newly Refurbished
- Integrated Bluetooth Speakers
- New Electrics
- New Boiler
- CCTV
- USB Plugs
- New Carpets
- New Flooring
- Underfloor Heating
- Private Driveway

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Tel: