



11 Brownhill Avenue, Leeds

Offers Over £120,000



ASPIRE
ESTATES

11 Brownhill Avenue

Leeds, Leeds

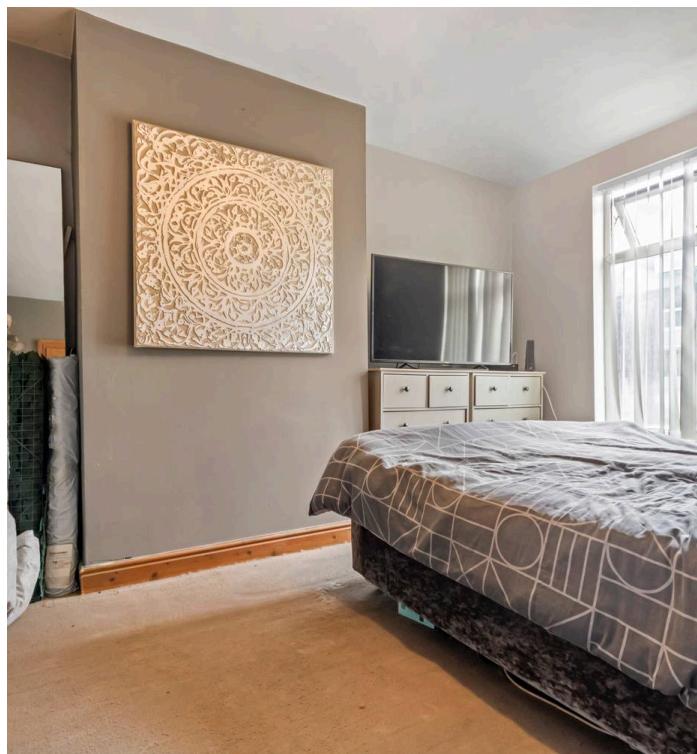
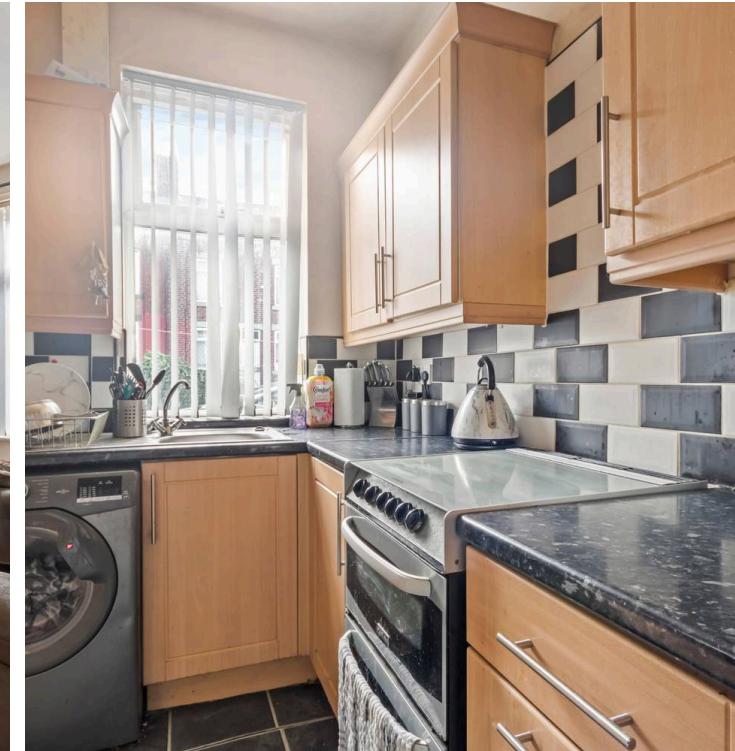
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

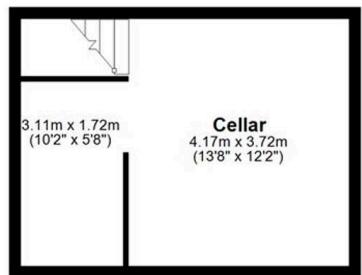
EPC Environmental Impact Rating:

- Charming brick facade
- Private front patio
- Enclosed low-maintenance outdoor space
- Modern kitchen with integrated appliances
- Stylish tiled backsplash
- Cosy living room with fireplace
- Ample natural light throughout
- Built-in shelving
- Neutral decor
- Versatile attic space with Velux window



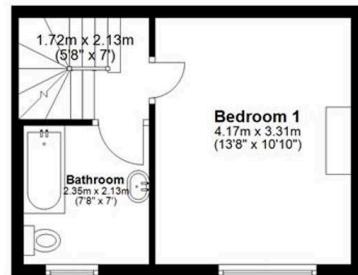
Basement

Approx. 23.1 sq. metres (248.5 sq. feet)



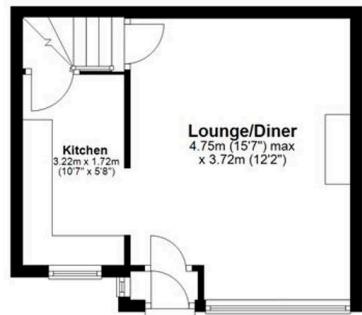
First Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



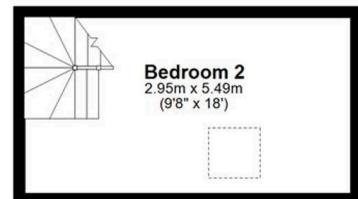
Ground Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Second Floor

Approx. 16.2 sq. metres (174.5 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)



Aspire Estates

Aspire Properties, Wira Business Park Ring Road – LS16 6EB

0113 8875079

estatesales@aspirepropertygroup.co.uk

www.aspirepropertygroup.co.uk/