



**11 Brownhill Avenue, Leeds**

Offers Over **£120,000**



# 11 Brownhill Avenue

Leeds, Leeds

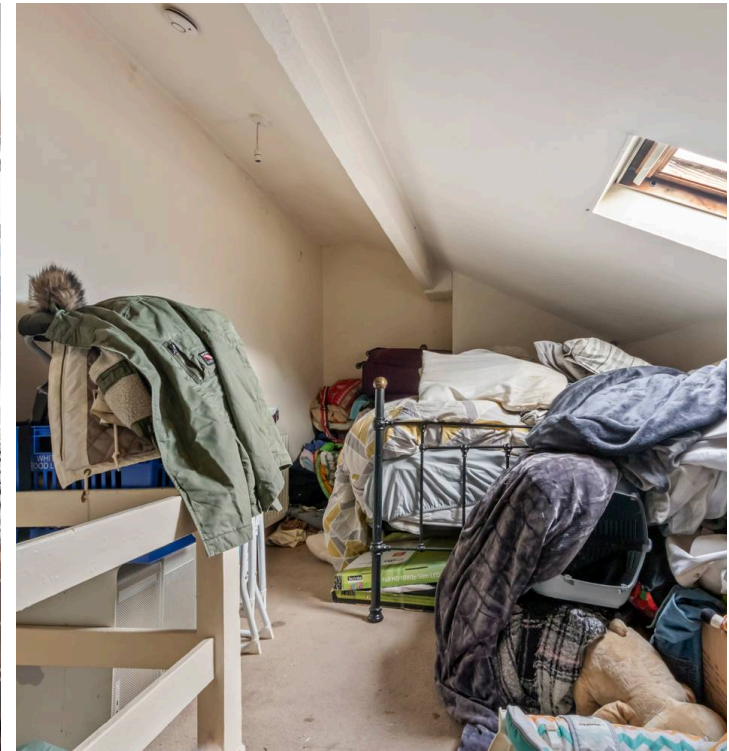
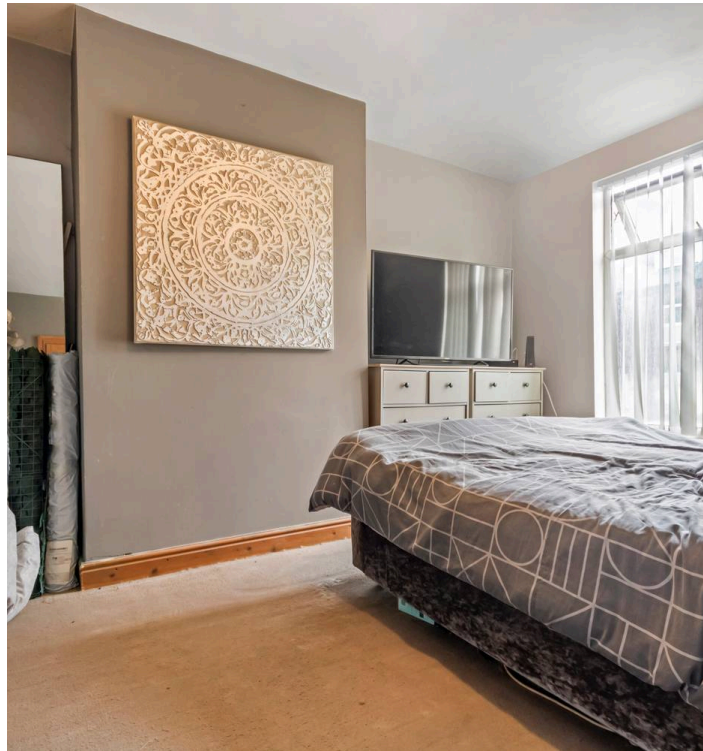
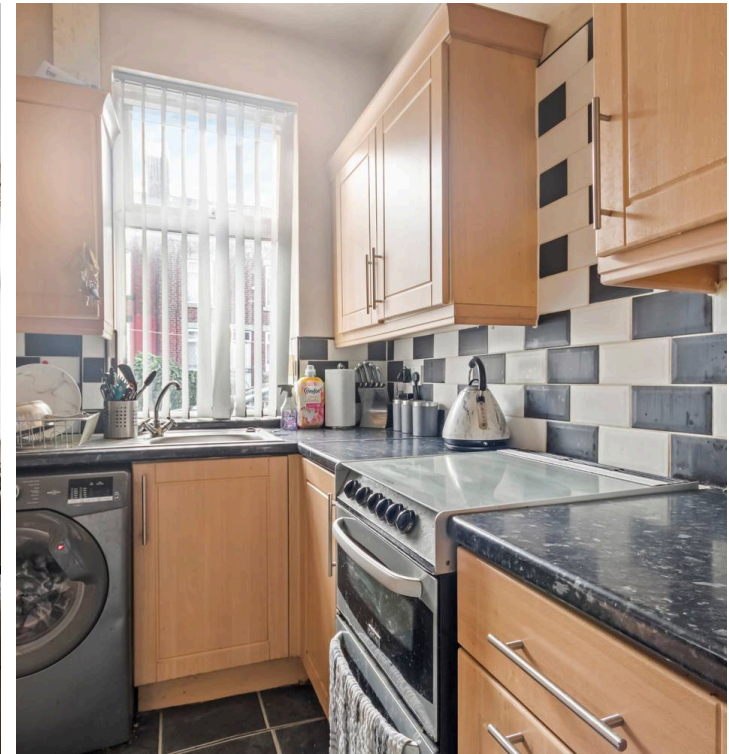
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

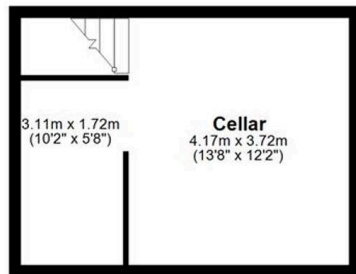
EPC Environmental Impact Rating:

- 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



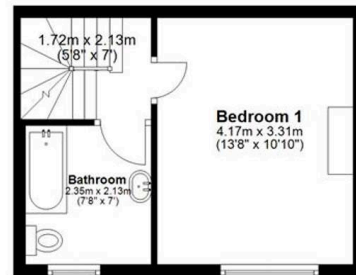
### Basement

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



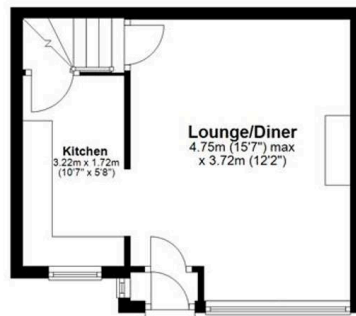
### First Floor

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



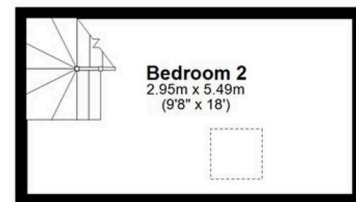
### Ground Floor

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)





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