



**Lilac Avenue, Seacroft LEEDS LS14 6YN**



**welcome to**

**Lilac Avenue, Seacroft LEEDS**

William H Brown is proud to present to the market this THREE bedroom THREE storey SEMI-DETACHED TOWN house. This property is well maintained throughout and benefits from master bedroom with EN-SUITE, GUEST W/C, DRIVE WAY, GARAGE and garden to the REAR. Call us now on 0113 260 0945.





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This property comprises in brief on the ground floor; welcoming entrance hall giving access to the guest W/C, kitchen, lounge and staircase rising to the first floor. To the first floor, there is a landing leading to two bedrooms, versatile room, bathroom and staircase rising to the second floor. To the second there is the master bedroom with en-suite. Externally, to the front there is a driveway and garage providing off-street parking. Additionally, to the rear there is a fully enclosed low maintenance lawn garden with patio area; perfect for summertime entertaining.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

## Ground Floor

### Entrance Hall

### Kitchen

11' 5" x 13' 5" ( 3.48m x 4.09m )

### Lounge

14' 6" x 11' 7" ( 4.42m x 3.53m )

## First Floor

### Bedroom Two

14' 7" x 8' 7" ( 4.45m x 2.62m )

### Bedroom Three

8' 1" x 9' 5" ( 2.46m x 2.87m )

### Veratile Room

### Bathroom

## Second Floor

### Bedroom One; En-Suite

14' 7" x 17' 2" ( 4.45m x 5.23m )



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## Lilac Avenue, Seacroft LEEDS

- GUIDE PRICE £270,000 - £280,000
- SEMI-DETACHED TOWN HOUSE
- THREE FLOORS; THREE BEDROOMS
- GUEST W/C, BATHROOM, EN-SUITE
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: B

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110187 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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