



Kirkfield Avenue, Thorne Leeds LS14 3EL



welcome to

Kirkfield Avenue, Thorner Leeds

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now. This property benefits from a large DRIVEWAY, GARAGE and EXPANSIVE REAR GARDEN. Viewings are highly recommended to appreciate this property, call us on 0113 260 0945.



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This property comprises on the ground floor in brief; welcoming entrance hall giving access to the lounge, kitchen, utility room and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the family bathroom. Externally, this property benefits from a large paved driveway and garage providing off-street parking for multiple vehicles. Additionally, to the rear there is an expansive garden and workshop with hard flooring.

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.

Entrance Hall

Lounge

11' x 16' 1" (3.35m x 4.90m)

Kitchen

9' 2" x 7' 9" (2.79m x 2.36m)

Utility Room

Bedroom One

8' 6" x 13' 6" (2.59m x 4.11m)

Bedroom Two

13' 6" x 10' 9" (4.11m x 3.28m)

Bedroom Three

7' 8" x 10' 5" (2.34m x 3.17m)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110185



welcome to

Kirkfield Avenue, Thorner Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- UTILITY ROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- EXPANSIVE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: Awaiting

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110185](https://www.williamhbrown.co.uk/Property/CGT110185)



Property Ref:
CGT110185 - 0003

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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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