



**Charles Avenue, Leeds LS9 0AE**



**welcome to**

**Charles Avenue, Leeds**

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED house for sale now. This property benefits from FRONT and REAR gardens with DRIVEWAY providing OFF-STREET parking. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property comprises in brief on the ground floor; entrance through door to the side giving access to the lounge, dining room, kitchen and staircase rising to the first floor. To the first floor there is a landing to two bedrooms and the family bathroom. Externally, to the front there is a paved driveway providing off-street parking. Additionally, to the rear there is a enclosed low maintenance garden which is part lawn and part flagged with decking area; perfect for summertime entertaining.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with Main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

### **Lounge**

12' 8" MAX x 12' 8" MAX ( 3.86m MAX x 3.86m MAX )

### **Dining Room**

12' 4" MAX x 8' 2" MAX ( 3.76m MAX x 2.49m MAX )

### **Kitchen**

10' 3" MAX x 9' 9" MAX ( 3.12m MAX x 2.97m MAX )

### **Bedroom One**

12' 8" MAX x 13' 1" MAX ( 3.86m MAX x 3.99m MAX )

### **Bedrom Two**

12' 1" MAX x 5' 8" MAX ( 3.68m MAX x 1.73m MAX )

### **Bathroom**



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welcome to

## Charles Avenue, Leeds

- SEMI-DETACHED HOUSE; EXTENDED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- OFF-STREET PARKING; DRIVEWAY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

offers over

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110234 - 0005

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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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