



Victoria Avenue, Leeds LS9 9DJ



welcome to

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William H Brown welcomes this charming mid-terrace house featuring four floors, three bedrooms, and a cozy living area. viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This charming property features a well-thought-out layout across three floors. The cellar provides additional storage space with a shower room, while the ground floor boasts a spacious kitchen/dining room that flows seamlessly into a cozy living room, ideal for entertaining. Ascending to the first floor, you'll find two generous bedrooms, perfect for family or guests, alongside a well-appointed bathroom. The second floor offers a versatile third bedroom, which can be used as a home office or guest room. This layout maximizes both functionality and comfort, making it a delightful space to call home.

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.

Cellar

15' 9" MAX x 14' 1" MAX (4.80m MAX x 4.29m MAX)

Shower Room

Ground Floor

Lounge

15' 9" MAX x 13' 7" MAX (4.80m MAX x 4.14m MAX)

Kitchen/Dining Room

15' 9" MAX x 10' 9" MAX (4.80m MAX x 3.28m MAX)

First Floor

Bedroom Two

15' 9" MAX x 9' 2" MAX (4.80m MAX x 2.79m MAX)

Bedroom Three

9' 5" MAX x 7' 8" MAX (2.87m MAX x 2.34m MAX)

Bathroom

Second Floor

Bedroom One

16' 4" MAX x 15' 9" MAX (4.98m MAX x 4.80m MAX)



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welcome to

Victoria Avenue, Leeds

- Mid -Terrace House
- Four Floors of Living Space
- Three Well-Proportioned Bedrooms
- Spacious Kitchen/Dining Area
- Additional Storage in Cellar

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110629 - 0002

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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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