



Kennerleigh Avenue, Leeds LS15 8RT



welcome to

Kennerleigh Avenue, Leeds

William H Brown is proud to welcome to the market this delightful semi-detached bungalow. Nestled in a serene neighbourhood, the property features two spacious bedrooms, a generous driveway, and a garage providing convenient off-street parking. Viewings are recommended call us on 0113 260 0945



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The bungalow's thoughtful layout maximizes space and functionality. As you enter through the porch, you're welcomed into the kitchen which gives access into a central hall that seamlessly connects all main areas. To the left, the bright and airy lounge features a large bay window, perfect for enjoying the picturesque views. Adjacent to the lounge is Bedroom 2, well-proportioned and versatile for use as a guest room or home office. On the opposite side, Bedroom 1 provides a peaceful retreat with ample space for furnishings. A well-appointed bathroom is centrally located off the hall, ensuring easy access from all rooms.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route. Crossgates offers a train station and good bus routes to the city and surrounding areas.

Kitchen

13' 5" MAX x 8' 5" MAX (4.09m MAX x 2.57m MAX)

Lounge

14' 5" MAX x 10' 9" MAX (4.39m MAX x 3.28m MAX)

Bedroom One

13' 9" MAX x 11' 3" MAX (4.19m MAX x 3.43m MAX)

Bedroom Two

8' 5" MAX x 8' 8" MAX (2.57m MAX x 2.64m MAX)

Bathroom

Loft



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Kennerleigh Avenue, Leeds

- Semi-detached bungalow
- Two bedrooms
- Off-street parking; driveway and garage
- UPVC double glazed windows throughout/alarm/new boiler
- Perfect for those looking to down size

Tenure: Freehold EPC Rating: Awaited

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110685 - 0004

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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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