



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



Kitchen

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

Kitchen with fully fitted wall and base units, central heating radiator, spotlights, large bay window to the rear.

Lounge

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

Lounge with feature fireplace, large bay window to the side allowing lots of natural light flow within this room, central heating radiator.

Bedroom One

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

Fitted mirror wardrobes, carpeted throughout, window to the side, central heating radiator.

Bedroom Two

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

Window to the side, central heating radiator.

Bathroom

Bathroom incorporating a three piece suite; bath tub with new electric shower, washing hand basin, W/C, tiled wall throughout, window to the front, heated towel rail and central heating radiator.

Loft

Half floor boarded loft with velux window, power and wooden pull down stairs



view this property online williamhbrown.co.uk/Property/CGT110685



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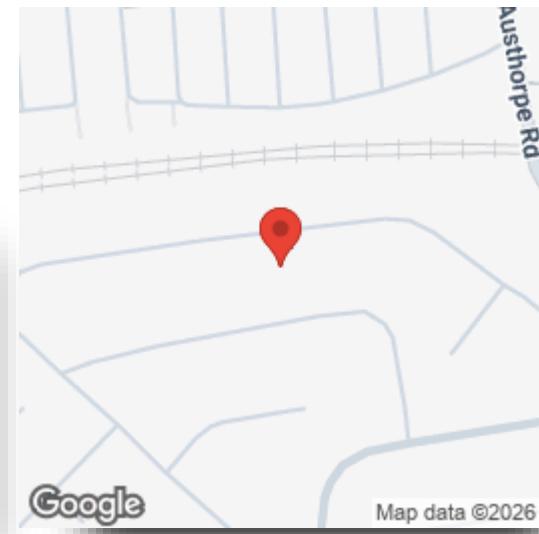
Kennerleigh Avenue, Leeds

- 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: D

Council Tax Band: C

£215,000



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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.



Property Ref:
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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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