



**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



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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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110685 - 0008

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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.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West  
Yorkshire, LS15 8DT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**