



Ecclesburn Avenue, Leeds LS9 9BZ



welcome to

Ecclesburn Avenue, Leeds

This three-bedroom mid-terrace home featuring spacious living areas and a modern kitchen. Enjoy off-street parking and a garden to the rear perfect for outdoor relaxation and entertaining. Ideal for families or first-time buyers seeking comfort and convenience in a welcoming neighbourhood.



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This property features a welcoming entrance hall leading into a spacious lounge, with the kitchen conveniently located at the rear. Upstairs, the first floor offers a central landing that connects three bedrooms and a family bathroom, providing a practical and comfortable layout ideal for modern living.

Ground Floor

Lounge

13' 6" MAX x 13' 3" MAX (4.11m MAX x 4.04m MAX)

Kitchen

12' 7" MAX x 9' 7" MAX (3.84m MAX x 2.92m MAX)

First Floor

Bedroom One

12' 6" MAX x 9' 7" MAX (3.81m MAX x 2.92m MAX)

Bedroom Two

10' 7" MAX x 8' 8" MAX (3.23m MAX x 2.64m MAX)

Bedroom Three

7' 6" MAX x 7' 8" MAX (2.29m MAX x 2.34m MAX)

Bathroom



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welcome to Ecclesburn Avenue, Leeds

- MID-TERRACE FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- WELL MAINTAINED THROUGHOUT
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110890 - 0003

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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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