

Ecclesburn Avenue, Leeds LS9 9BZ







welcome to

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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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Ecclesburn Avenue, Leeds

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

Tenure: Freehold EPC Rating: Awaited

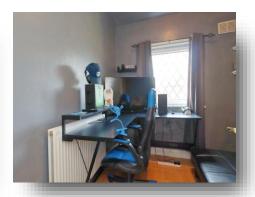
Council Tax Band: A

offers over

£170,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT110890 - 0003 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.





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