



**Skelton Avenue, Leeds LS9 9HE**



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## **Skelton Avenue, Leeds**

This three-bedroom mid-terrace home, perfect for families or first-time buyers. The heart of the home is a stylish open-plan kitchen and dining area, ideal for entertaining or relaxed family meals. A sleek, modern bathroom adds a touch of luxury, with well-maintained front and rear gardens.

### **Ground Floor**

#### **Kitchen/Dining Room**

10' 1" MAX x 15' 5" MAX ( 3.07m MAX x 4.70m MAX )

Open plan kitchen and dining room. Kitchen with fully fitted wall and base units, integrated appliances, window and door to the rear. Space for dining table creating a lovely area for family dining with window to the front, central heating radiator.

#### **Lounge**

10' 3" MAX x 16' 3" MAX ( 3.12m MAX x 4.95m MAX )

Lounge with feature fireplace, window to the front and rear allowing lots of natural light flow within this room, central heating radiator.

### **First Floor**

#### **Bedroom One**

10' 3" MAX x 9' 2" MAX ( 3.12m MAX x 2.79m MAX )

Window to the front, central heating radiator.

#### **Bedroom Two**

10' 8" MAX x 7' 9" MAX ( 3.25m MAX x 2.36m MAX )

Window to the front, central heating radiator.

#### **Bedroom Three**

8' 6" MAX x 7' 8" MAX ( 2.59m MAX x 2.34m MAX )

Window to the rear, central heating radiator.

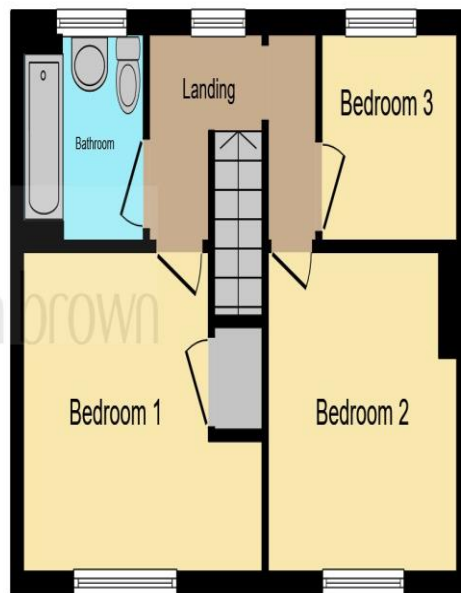
### **Bathroom**

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, window to the rear, tiled walls and flooring throughout.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Skelton Avenue, Leeds**

- MID-TERRACE HOUSE
- THREE BEDROOMS
- OPEN-PLAN KITCHEN AND DINING AREA
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS

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

**£200,000**



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Property Ref:  
CGT110886 - 0002

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