

Victoria Avenue, Leeds LS9 9DG







welcome to

Victoria Avenue, Leeds

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This spacious three-story mid-terrace home offers a well-proportioned layout ideal for family living. The ground floor comprises a welcoming hall leading to a living room, dining room, and kitchen, providing versatile space for everyday life and entertaining. A cellar adds valuable additional storage or potential utility space.

On the first floor, you'll find bedroom one and a study room, a wet room, a separate toilet, and a central landing area. The second floor features two further bedrooms accessed via another landing, completing the generous accommodation.

Located just minutes from Leeds City Centre, this residence benefits from excellent transport links, nearby schools, and local amenities. Whether you're a first-time buyer, growing family, or investor, this property presents a fantastic opportunity in a thriving urban neighbourhood.

Cellar

Ground Floor

Living Room

11' 8" MAX x 14' 1" MAX (3.56m MAX x 4.29m MAX)

Dining Room

12' 10" MAX x 13' 7" MAX (3.91m MAX x 4.14m MAX)

Kitchen

5' 9" MAX x 11' 6" MAX (1.75m MAX x 3.51m MAX)

First Floor

Bedroom One

15' 1" MAX x 14' 6" MAX (4.60m MAX x 4.42m MAX)

Study Room

8' 8" MAX x 6' 2" MAX (2.64m MAX x 1.88m MAX)

Wet Room; Seperate Wc

Second Floor

Bedroom Two

12' 8" MAX x 7' 7" MAX (3.86m MAX x 2.31m MAX)

Bedroom Three

12' 2" MAX x 9' 8" MAX (3.71m MAX x 2.95m MAX)











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- MID-TERRACE HOUSE
- THREE BEDROOMS; ADDITIONAL STUDY ROOM
- TWO RECEPTION ROOMS
- THREE FLOORS
- WET ROOM WITH SEPARATE WC

Tenure: Freehold EPC Rating: Awaited

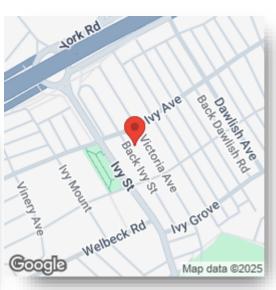
Council Tax Band: A

£150,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111051 - 0004 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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