



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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welcome to

Victoria Avenue, Leeds

- 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

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