



Brooklands Avenue, Leeds LS14 6RR

welcome to

Brooklands Avenue, Leeds

This semi-detached house offers three spacious bedrooms, off-street parking with a private driveway, and an expansive rear garden—perfect for families and outdoor entertaining. Ideally located in a sought-after residential area, this property combines comfort convenience.



On the ground floor, the entrance hall leads into a spacious lounge at the heart of the home, which flows seamlessly into a bright conservatory overlooking the rear garden. To the side of the lounge is a well-appointed kitchen, ideal for everyday cooking and entertaining. Upstairs, the landing connects three bedrooms, along with a shower room and a separate toilet, providing convenience and functionality for family living.

Ground Floor

Lounge

21' 9" MAX x 10' 5" MAX (6.63m MAX x 3.17m MAX)

Conservatory

9' 6" MAX x 10' 1" MAX (2.90m MAX x 3.07m MAX)

Kitchen

17' 9" MAX x 10' 5" MAX (5.41m MAX x 3.17m MAX)

First Floor

Bedroom One

11' 8" MAX x 10' 5" MAX (3.56m MAX x 3.17m MAX)

Bedroom Two

9' 5" MAX x 12' 4" MAX (2.87m MAX x 3.76m MAX)

Bedroom Three

11' 4" MAX x 6' 1" MAX (3.45m MAX x 1.85m MAX)

Shower Room; Seperate W/C



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Brooklands Avenue, Leeds

- ***GUIDE PRICE £210,000 - £220,000***
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SHOWER ROOM WITH SEPARATE TOILET
- OFF-STREET PARKING WITH DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111083 - 0004

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