









# welcome to

# **Hansby Avenue, Leeds**

This well-presented semi-detached house offers two comfortable bedrooms, ideal for first-time buyers or downsizers. Featuring low-maintenance front and rear gardens, the property combines practicality with outdoor appeal. Situated in a residential area, with easy access to local amenities.





This well-maintained property features a welcoming porch leading into the entrance hall, with a spacious open-plan lounge and dining area enhanced by French-style doors opening to the rear garden. The ground floor also includes a modern kitchen and staircase to the first floor, where you'll find two comfortable bedrooms and a family bathroom.

Both front and rear gardens are designed for low maintenance, making this an ideal home for easy living.

## **Ground Floor**

## **Lounge/Dining Room**

10' 4" MAX x 19' 8" MAX ( 3.15m MAX x 5.99m MAX )

## Kitchen

8' 1" MAX x 9' 6" MAX ( 2.46m MAX x 2.90m MAX )

## **First Floor**

#### **Bedroom One**

9' 6" MAX x 15' 2" MAX ( 2.90m MAX x 4.62m MAX )

#### **Bedroom Two**

12' 1" MAX x 9' 6" MAX ( 3.68m MAX x 2.90m MAX )

#### **Bathroom**











## welcome to

# **Hansby Avenue, Leeds**

- GUIDE PRICE £190,000 £200,000
- SEMI-DETACHED HOUSE; TWO BEDROOMS
- OPEN PLAN LOUNGE AND DINING ROOM
- FRENCH-STYLE DOORS TO REAR GARDEN
- LOW MAINTENANCE FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

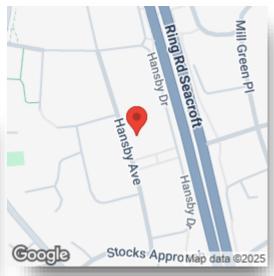
Council Tax Band: A

# £190,000 - £200,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CGT111202



Property Ref: CGT111202 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk