



Hansby Avenue, Leeds LS14 6LE

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



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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

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Property Ref:
CGT111202 - 0004

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