



Rookwood Avenue, Leeds LS9 0NL



welcome to
Rookwood Avenue, Leeds

This three-bedroom semi-detached property offers generous living space with two reception rooms, a practical utility room, and low maintenance gardens to the front and rear. Additional benefits include off-street parking via a driveway, plus a garage for secure storage or parking.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Ground Floor

Lounge

13' 10" MAX x 10' 4" MAX (4.22m MAX x 3.15m MAX)

Dining Room

9' 3" MAX x 15' 9" MAX (2.82m MAX x 4.80m MAX)

Kitchen

6' 11" MAX x 8' 6" MAX (2.11m MAX x 2.59m MAX)

Utility Room

First Floor

Bedroom One

12' 1" MAX x 8' 10" MAX (3.68m MAX x 2.69m MAX)

Bedroom Two

10' 10" MAX x 9' 5" MAX (3.30m MAX x 2.87m MAX)

Bedroom Three

7' MAX x 6' MAX (2.13m MAX x 1.83m MAX)

Bathroom

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Rookwood Avenue, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN AND UTILITY ROOM
- FRONT AND REAR LOW-MAINTENANCE GARDENS WITH PATIO

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111020



Property Ref:
CGT111020 - 0002

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