

Skelton Avenue, Leeds LS9 9HE



welcome to

Skelton Avenue, Leeds

This well-presented two-bedroom end-terrace house offers comfortable living with a spacious open-plan kitchen and dining area, perfect for entertaining. Benefiting from off-street parking, a private driveway to the front, and a garage to the rear, this property also features a generous rear garden.













Ground Floor Lounge

10' 11" MAX \times 10' 10" MAX (3.33m MAX \times 3.30m MAX) Lounge with dual aspect windows to the front and rear, feature fireplace, carpeted throughout, two central heating radiators.

Kitchen/Diner

16' 4" MAX x 10' 1" MAX (4.98m MAX x 3.07m MAX) Open plan kitchen and dining room. Kitchen with fully fitted wall and base units, integrated appliances, dual aspect windows, door to the rear giving access into the rear garden, central heating radiator. Space for dining table creating a lovely space for family dining.

First Floor Bedroom One

10' 9" MAX x 16' 2" MAX (3.28m MAX x 4.93m MAX) Carpeted throughout, windows to the front and rear, two central heating radiators.

Bedroom Two

9' 6" MAX x 11' 8" MAX (2.90m MAX x 3.56m MAX) Fitted wardrobes, carpeted throughout, window to the front, central heating radiator.

Bathroom

Bathroom incorporating a three piece suite; bath tub, gas shower, washing hand basin, W/C, towel rail, window to the rear.





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- GUIDE PRICE £190,000-£200,000
- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

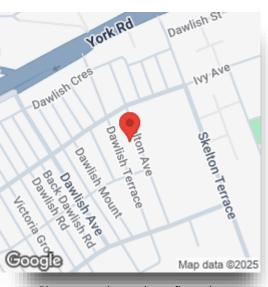
guide price

£190,000







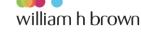


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111335



Property Ref: CGT111335 - 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.





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