



Charles Avenue, Leeds LS9 0AE

welcome to

Charles Avenue, Leeds

Introducing this well-presented two-bedroom semi-detached property, complete with a generous off-street parking driveway and a private rear garden. Offered with tenant in situ, making it an ideal investment opportunity for landlords seeking a ready-made rental income.



Ground Floor

Lounge

11' 8" MAX x 12' 9" MAX (3.56m MAX x 3.89m MAX)

Lounge with bay windows to the front, feature brick fireplace, carpeted throughout.

Kitchen

8' 3" MAX x 6' 4" MAX (2.51m MAX x 1.93m MAX)

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear and side, access to a utility area with window to the rear.

First Floor

Bedroom One

12' 5" MAX x 10' 9" MAX (3.78m MAX x 3.28m MAX)

Spacious master bedroom with fitted wardrobes, large bay window to the front, central heating radiator.

Bedroom Two

6' 2" MAX x 11' 4" MAX (1.88m MAX x 3.45m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

Bathroom incorporating a three piece suite; bath tub, washing hand basin, W/C, tiled walls throughout, window to the rear.



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Charles Avenue, Leeds

- ***SOLD WITH TENANT IN SITU***
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- MODERN KITCHEN WITH UTILITY AREA
- OFF-STREET PARKING DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111293 - 0002

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