



Kennerleigh Avenue, Leeds LS15 8RT

welcome to

Kennerleigh Avenue, Leeds

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED BUNGALOW for sale now. This bungalow has been well loved and maintained by previous owners and is forever for those looking to down size into their forever home. Viewings are highly recommended, call us on 0113 260 0945.



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This bungalow comprises in brief on the ground floor; entrance throughout the kitchen/diner with welcoming entrance hallway with cloak room/storage cupboard giving access to the lounge, two good size bedrooms and the bathroom. Externally, to the front there is a large paved driveway providing off-street parking for multiple vehicles. Additionally, to the rear there is a low maintenance landscaped south facing garden with garage to the side.

LS15 is a popular and very convenient location situated to the East of Leeds, close proximity to Cross Gates railway station . Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants, gym, and a cinema.

Kitchen/Diner

8' 5" x 14' 8" (2.57m x 4.47m)

Lounge

11' 6" x 14' 7" (3.51m x 4.45m)

Bedroom One

15' x 10' (4.57m x 3.05m)

Bedroom Two

7' 1" x 9' 11" (2.16m x 3.02m)

Bathroom



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welcome to

Kennerleigh Avenue, Leeds

- ****NO ONWARD CHAIN****
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINER
- OFF-STREET PARKING; PAVED DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110239](https://www.williamhbrown.co.uk/Property/CGT110239)



Property Ref:
CGT110239 - 0002

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.



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