



Langdale Avenue, Leeds LS6 3HA

welcome to

Langdale Avenue, Leeds

A well-presented four bed semi-detached house situated in a popular and sought after area with access to local amenities and transport links.



Langdale Avenue

A well-presented semi-detached house located in a popular residential area, with easy access to all of the amenities Headingley has to offer, as well as transport links to the city centre and surrounding areas. In brief the property comprises; entrance hall, lounge, kitchen, guest cloakroom, three bedrooms and bathroom to the first floor and a further bedroom with en-suite to the second floor. Externally the property offers gardens to the front and rear as well as a driveway providing off street parking.

Entrance Hall

The front entry door opens in to the entrance hall which has a staircase rising to the first floor landing and a window to the side elevation.

Lounge

13' 4" x 12' 4" (4.06m x 3.76m)

With laminate flooring and window to the front elevation.

Kitchen

18' 1" max x 12' 10" max (5.51m max x 3.91m max)

Fitted with range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Gas point for range cooker with extractor fan over. Integrated fridge freezer and microwave, Plumbing for washing machine. Island breakfast bar with cupboards and worktop. Tiling to splash backs and tiled flooring. Sliding double doors lead out to the rear garden.

Guest Cloakroom

With a wash hand basin and low flush wc. Part tiling to walls and window to the side elevation.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing which has a window to the side elevation.

Bedroom

12' 6" max x 11' 6" (3.81m max x 3.51m)

Window to the rear elevation.

Bedroom

11' 8" x 11' 1" (3.56m x 3.38m)

Window to the front elevation.

Bedroom

7' 7" x 7' 4" (2.31m x 2.24m)

Window to the front elevation.

Bathroom

A contemporary style bathroom fitted with a three piece suite comprising; panelled jacuzzi bath with shower over and screen to the side, vanity wash hand unit with mixer tap and low flush wc. Ladder style radiator. Windows to the rear and side elevations.

Second Floor

Bedroom

14' 9" max x 14' 8" max (4.50m max x 4.47m max)

Restricted head height.

Window to the rear elevation and access to the en-suite.

En-Suite

Fitted with a walk in shower cubicle, vanity wash hand basin and low flush wc. Part tiling to the walls and tiled floor. Window to the rear elevation.

Externally

To The Front

At the front of the property there is a driveway and a lawn.

To The Rear

At the rear of the property there is garden with decked patio, paved area and lawn. The rear garden is enclosed by timber fencing.



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welcome to

Langdale Avenue, Leeds

- Guide Price - £325,000 - £350,000
- Four Bedrooms
- Master En-suite
- Front & Rear Gardens
- Driveway

Tenure: Freehold EPC Rating: D

guide price

£325,000



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA107980 - 0006

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