









# welcome to

# **Balbec Avenue, Leeds**

A well-presented four bedroom semi-detached property, situated in a popular and convenient residential location, with access to local amenities and commuter transport links.













#### **Entrance Hall**

The front entry door opens in to the entrance hall, which has a radiator and offers access to the lower ground floor.

# Lounge

17' into bay x 12' 7" (5.18m into bay x 3.84m) Feature fireplace with mantle, hearth and surround, a radiator and double glazed bay window to the front elevation.

# **Dining Room**

10' 8" x 10' 9" ( 3.25m x 3.28m )

With a radiator and double glazed window to the rear elevation. An archway leads through to the kitchen.

### Kitchen

8' 5" x 13' 9" ( 2.57m x 4.19m )

A fitted kitchen with a range of wall and base units with work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Space for double oven, plumbing for washing machine and space for fridge freezer. Double glazed window to the rear elevation and a door leads out to the rear garden.

# **First Floor Landing**

Stairs rise from the entrance hall up to the first floor landing.

## **Bedroom**

10' 9" x 10' 3" ( 3.28m x 3.12m )

A double bedroom with a radiator and double glazed window to the rear elevation

## **Bedroom**

13' 9" x 11' 4" ( 4.19m x 3.45m )

With a radiator and double glazed window to the front elevation.

# **Bedroom**

7' 7" x 9' 2" ( 2.31m x 2.79m )

With a radiator and window to the rear elevation.

#### **Bedroom**

10' 9" x 8' (3.28m x 2.44m)

With a radiator and double glazed window to the front elevation.

## **Bathroom**

A fully tiled bathroom fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low flush wash hand basin. Double glazed window to the side elevation.

## **Lower Ground Floor**

On the lower ground floor there are two useful rooms and a wc.

#### Room one

10' 9" x 10' 2" ( 3.28m x 3.10m ) With a radiator and window to the rear elevation.

#### **Room Two**

9' 3" x 8' 5" ( 2.82m x 2.57m ) This room houses the boiler.

## Wc

Fitted with a wash hand basin and low flush wc.

## Garage

17' 1" x 11' 8" ( 5.21m x 3.56m )

The garage also provides access to the lower ground floor rooms.

# **Externally**

#### To The Front

At the front of the property there is an easy to maintain tiered garden with steps leading up to the front door.

#### To The Rear

At the rear of the property there is an enclosed garden which is mainly laid to lawn with a paved patio area.





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# **Balbec Avenue, Leeds**

- Guide Price £400,000 £425,000
- Semi-Detached House
- Four Bedrooms
- Driveway & Garage
- Substantial Rear Garden

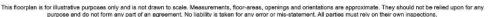
Tenure: Freehold EPC Rating: D

guide price

£400,000











Grove Ln

Woodhouse
Ridge View point

Wood Ln

Wood Ln

Map data ©2023

Please note the marker reflects the postcode not the actual property

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