



**Balbec Avenue, Leeds LS6 2BB**



**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**



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:  
HEA108145 - 0003

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