



**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.



## Balbec Avenue

An impressive four bedroom semi-detached house situated in a popular and convenient residential location, with access to local amenities and commuter transport links. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, four bedrooms and bathroom. The property also benefits from having a garage, two storage rooms and a wc to the lower ground floor. Externally there is a driveway providing off street parking and a substantial garden to the rear.

### 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 - £390,000 - £400,000
- Semi-Detached House
- Four Bedrooms
- Driveway & Garage
- Substantial Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£390,000**



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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