



Balbec Avenue, Leeds LS6 2BB

welcome to

Balbec Avenue, Leeds

Spacious and beautifully presented three bedroom semi-detached home with a great sized rear garden. Ideally located within walking distance of Headingley, Meanwood, and local amenities. Easy access to Leeds city centre and universities. Potential for off-street parking.



Balbec Avenue

A spacious three bedroom semi-detached home offering spacious family accommodation, set in an enviable location and benefiting from a stunning rear garden. This beautifully presented and modern home is just a few minutes' walk from all the amenities and shops of both Headingley and Meanwood, with easy access to Leeds and its universities. The accommodation briefly comprises; entrance hall, a living room with a large bay window, dining room, kitchen, three bedrooms, and a family bathroom. There is also potential for creating off-street parking.

Entrance Hall

The front entry door opens in to the porch which in turn opens in to the entrance hall, which has original oak flooring, a radiator and stained glass window. A staircase rises to the first floor landing.

Lounge

12' 1" max into recess x 14' 7" max into bay (3.68m max into recess x 4.45m max into bay)
Having original oak wood flooring, a feature fireplace with multi fuel log burner with wooden mantle, radiator and window to the front elevation.

Dining Room

11' 1" max into recess x 13' 9" max (3.38m max into recess x 4.19m max)
With a hard wood floor, a multi fuel log burner and a radiator. Double glazed sliding doors provide access to the rear garden.

Kitchen

10' 1" max x 8' 5" max (3.07m max x 2.57m max)
Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit. Split level cooking comprises; electric oven with gas hob over and extractor fan above. Space for fridge freezer, plumbing for washing machine and dishwasher. Window to the rear elevation and a door opens out to the rear garden.

Landing

Stairs rise from the entrance hall up to the first floor landing which has a stained glass window.

Bedroom One

12' 1" max into recess x 14' 3" max (3.68m max into recess x 4.34m max)
A double bedroom with original oak flooring, fitted shelving and a radiator. Window to the front elevation.

Bedroom Two

13' 11" max x 10' 1" max into recess (4.24m max x 3.07m max into recess)
A second double bedroom with original oak flooring, radiator and window to the rear elevation.

Bedroom Three

8' 1" max x 10' 9" max (2.46m max x 3.28m max)
Having original oak wood floor, fitted storage and shelves. Radiator and window to the rear elevation.

Bathroom

A three piece suite comprising; bath with shower over and screen to the side, wash hand basin and low flush wc. Part tiling to walls, chrome ladder style radiator and window to the front elevation.

Cellar

A useful storage space accessed from the kitchen.

Loft

The loft is accessed from bedroom one via a pull down ladder and is fully boarded with two Velux windows.

Externally

To The Front

The front garden is enclosed by brick walling and mature hedges and is accessed via a gate with a path leading to the front door. A path leads down the side of the house to a gate which opens to the rear garden.

To The Rear

There is an enclosed garden with patio and pergola to the rear of the property and a further sturdy trellis further up the garden with an established espalier apple tree. There is a good sized lawn and well stocked borders that are a delight in spring and summer. The garden is surrounded by mature trees, hedges and shrubs, providing considerable privacy. At the end of the garden there is a spacious graveled area with a greenhouse and shed. The graveled area is accessed via a gate and could easily be used for off street parking.



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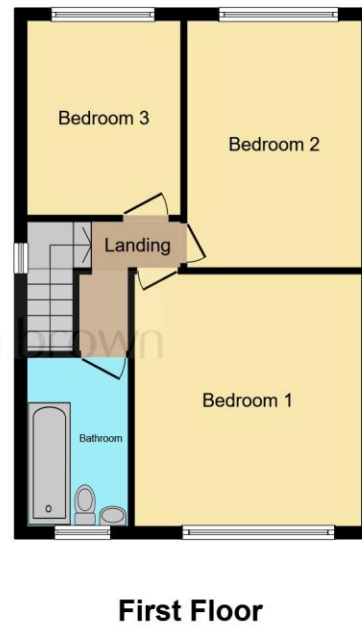
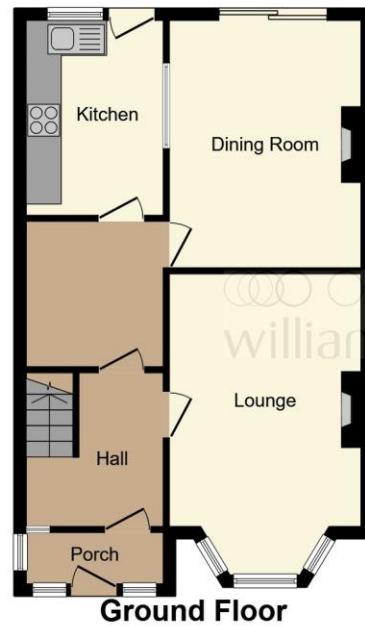
Balbec Avenue, Leeds

- Spacious Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Great Sized Rear Garden
- Ideal & Sought After Location

Tenure: Freehold EPC Rating: D

offers in the region of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108771 - 0005

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