



Woodside Avenue, Leeds LS4 2QX

welcome to

Woodside Avenue, Leeds

A five double bedroom mid terrace house, recently refurbished throughout and arranged over four floors. Ideally located for access to local shops and amenities as well as travel links to Leeds city centre and the university. Viewing is highly advised to really appreciate the space on offer.



Ground Floor

Lounge

14' 5" Into recess x 14' 1" Into bay (4.39m Into recess x 4.29m Into bay)

A spacious room with carpet flooring, radiator, a large bay window and access door to the front.

Kitchen

11' 4" Max x 7' 9" Max (3.45m Max x 2.36m Max)

A modern and newly fitted kitchen offering a range of wall and base units with worksurfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. There is an integrated electric oven and spaces for further appliances.

Lower Ground Floor

The rooms could either be used as bedrooms or as a gym and home office depending on the buyers needs.

Bedroom One

11' 6" Max x 10' 1" Max (3.51m Max x 3.07m Max)

A double bedroom with a built in wardrobe, carpet flooring and a window to the front.

Bedroom Two

11' 1" Into recess x 8' 2" Max (3.38m Into recess x 2.49m Max)

A double bedroom with a built in wardrobe, carpet flooring, access to en suite facilities and a window to the front.

En Suite

With a wc and wash hand basin.

Shower Room

Fitted with a three piece suite comprising of a walk in shower, wc and wash hand basin.

First Floor Bedroom

13' 11" Max x 9' 7" Into recess (4.24m Max x 2.92m Into recess)

Bathroom

With tiling to splash areas, a modern bathroom newly fitted with a three piece suite comprising of bath with shower over, wc, wash hand basin with vanity unit below, decorative flooring and a window to the front.

Utility Room

8' 4" Max x 4' 2" Max (2.54m Max x 1.27m Max)

Having a sink, drainer, plumbing for a washing machine and dryer.

Second Floor

Bedroom Four

14' 3" Into recess x 9' 6" Max (4.34m Into recess x 2.90m Max)

A double bedroom with space for free standing furniture, carpet flooring, skylight and window to the front.

Bedroom Five

12' 11" Into recess x 8' 1" Max (3.94m Into recess x 2.46m Max)

A double bedroom with space for free standing furniture, carpet flooring and a window to the front.

Outside

There is a small yard area and steps leading to the front door.



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welcome to

Woodside Avenue, Leeds

- Offers Over £250,000
- This property holds an LDC, has achieved up to £24,000 annually in rental income with over 25 years of rental history.
- Five Double Bedrooms
- Two Bathrooms & En Suite Wc
- Arranged Over Four Floors

Tenure: Freehold EPC Rating: D

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA108046 - 0009

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