



Park View Avenue, Leeds LS4 2LH

welcome to

Park View Avenue, Leeds

This spacious and light-filled 3-bedroom mid-terraced home is perfect for families, first-time buyers, or investors. Modern throughout and maintained to a high standard, Close to local amenities, good transport links to Leeds City Centre



Entrance Hall

Laminate flooring, radiator

Lounge

11' 8" max x 13' 4" max (3.56m max x 4.06m max)
Laminate flooring, 2x radiators, open plan, dining table, window to the front, window to the back, L shape living room, spacious and modern

Dining Room

6' 5" max x 12' 4" max (1.96m max x 3.76m max)
Open plan space, laminate flooring

Kitchen

11' 9" max x 7' 10" max (3.58m max x 2.39m max)
Lino floor, shaker laminate kitchen, laminate work tops, one bowl metal sink, electric built under oven, 4 ring gas hob, combi boiler on the wall, free standing fridge/freezer, free standing washing machine, extra units on the opposite wall, breakfast bar, window to the back, door to back garden, space in the corner for storage space

Landing

Carpet on the stairs, modern rail and spindells

Bedroom 1

15' 2" max x 8' 10" max (4.62m max x 2.69m max)
Spacious double bedroom, carpeted, window to the front, space for freestanding furniture

Bedroom 2

10' 6" into alcove x 9' into alcove (3.20m into alcove x 2.74m into alcove)
Single room, can fit a double bed, carpeted, radiator, window to the back, space for freestanding furniture

Bedroom 3

7' 8" max x 5' 8" max (2.34m max x 1.73m max)
Small single room , could be used as an office, radiator, window to the front, carpeted

Bathroom

Large tiled floor, panel bath with shower over, modern toilet, wall hung grey sink unit with sink

ontop, black towel radiator, window to the back, spotlights

Loft Space

Front Garden

Gravel and parking space

Rear Garden

Concrete at the front, grass to the back, greenhouse an dshed , fenced and brick wall to the back



view this property online williamhbrown.co.uk/Property/HEA108929



welcome to

Park View Avenue, Leeds

- OPEN HOUSE 17TH MAY 2PM-3PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- Good Transport Links To Leeds City Centre
- Dark Oak Doors
- 3 Bedroom Midterraced House
-

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108929



Property Ref:
HEA108929 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk