



Coniston Avenue, Leeds LS6 2BD

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welcome to

Coniston Avenue, Leeds

Offered with no onward chain and in need of some modernisation is this three bedroom semi-detached home. In a popular area of Far Headingley close to centre of Headingley with all shops/bars/ restaurants and great transport links into Leeds city centre.



Entrance/Hallway

The front door opens into a hallway, with stairs leading up to the first floor.

Lounge

12' 9" into alcove x 11' 3" into alcove (3.89m into alcove x 3.43m into alcove)

The lounge is spacious and well-appointed, featuring a wooden floor, a stylish fire surround, a large front-facing window, a radiator for warmth, and open shelves for storage and display.

Dining Room

12' 3" into alcove x 11' 9" into alcove (3.73m into alcove x 3.58m into alcove)

The dining room is a generous second reception space featuring a wooden floor and a charming fireplace with a log burner. Built-in cupboards under the stairs offer practical storage, while ample space accommodates a dining table and chairs. A side-facing window brings in natural light, complemented by a radiator for warmth.

Kitchen

10' 3" max x 6' max (3.12m max x 1.83m max)

The kitchen features a durable lino floor and sleek white gloss doors with laminate worktops. A one-bowl metal sink sits beneath a front-facing window, while a built-under oven with a four-ring gas hob provides practical cooking space. The boiler is mounted on the wall, and a radiator ensures warmth. Natural light flows in from windows at the front and side, with a door leading to the back garden. Freestanding appliances include a washing machine, a three-quarter fridge/freezer, and a dishwasher, offering convenience and functionality

Landing

Stairs from the ground floor

Bedroom 1

12' 9" max x 11' 3" max (3.89m max x 3.43m max)

The double bedroom is spacious and well-appointed, featuring laminate flooring and a radiator for

comfort. Sliding wardrobes offer convenient storage, while ample space allows for free-standing furniture. A front-facing window brings in natural light, enhancing the room's airy feel.

Bedroom 2

8' 3" angled wall x 8' 2" angled wall (2.51m angled wall x 2.49m angled wall)

This small bedroom offers space for a single bed, with a radiator providing warmth and a back-facing window allowing natural light. The room is finished with a comfortable carpet, creating a cozy atmosphere.

Bedroom 3

8' 4" max x 6' 8" max (2.54m max x 2.03m max)

This carpeted bedroom is currently used as an office, offering a comfortable and practical workspace. A side-facing window provides natural light, while a radiator ensures warmth throughout the year.

Bathroom

The bathroom features a practical lino floor and a towel radiator for warmth. A panel bath with an electric shower over provides convenience, complemented by a pedestal sink and toilet. Metro tiles line the back and side walls, adding a stylish touch, while a back-facing window allows natural light. A hatch to the attic offers additional access

Outside

The front garden features a sloped driveway with level paving stones, bordered by neatly arranged bushes. The rear garden offers a green space with a lawn and bushes lining the back, providing a natural backdrop. Parking is accommodated by a narrow driveway, which can fit two cars



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welcome to

Coniston Avenue, Leeds

- Three Bedroom Semi-detached
- Great Far Headingley Location
- Offered With No Chain
- Enclosed Rear Garden
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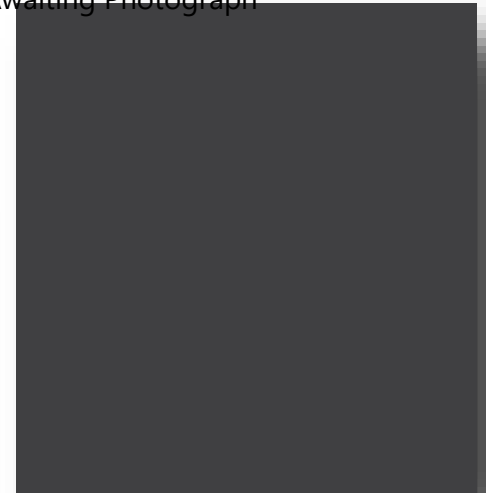
Tenure: Freehold EPC Rating: D
Council Tax Band: C

fixed price

£250,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109198 - 0002

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