



St. Chads Avenue, Leeds LS6 3QF

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welcome to

St. Chads Avenue, Leeds

Located in a highly sought-after area, this spacious four-bedroom, five-bathroom semi-detached home offers excellent potential as a family residence. Would make a great renovation project for a perfect family home



Entrance/Hall **Toilet Room Under The Stairs**

Toilet, Sink, Window to the side

Lounge

20' 3" max x 10' 1" max (6.17m max x 3.07m max)
Spacious lounge with laminate flooring, two radiators, and a front-facing window that fills the room with natural light. Offers ample space for a dining table, ideal for relaxed entertaining or family living.

Bathroom (lounge)

Toilet, Sink , shower enclosure with lino flooring, this room is built off the lounge

Diningroom

15' 5" into bay x 12' 4" into bay (4.70m into bay x 3.76m into bay)
Spacious dining room with laminate flooring, a front-facing window that fills the space with natural light, and a radiator for comfort. Easily accommodates a dining table and chairs, making it ideal for family meals or entertaining guests.

Kitchen

12' 3" max x 7' 4" max (3.73m max x 2.24m max)
Bright and functional kitchen featuring a tiled floor and two side-facing windows that bring in plenty of natural light. Fitted with yellow laminate doors and laminate worktops, the space includes a built-under oven, integrated wall units, and a boiler neatly installed into the cabinetry, offering both style and practicality.

Open Space Next To Diningroom

14' 5" max x 7' 4" max (4.39m max x 2.24m max)

Reception Room

10' 11" max x 7' 1" max (3.33m max x 2.16m max)
Spacious room, lino flooring space for free standing furniture

Downstairs Bathroom

Shower enclosure, lino flooring, window to the side

Bedroom 1

15' 7" into bay x 11' 5" into bay (4.75m into bay x 3.48m into bay)
Laminate flooring, double bedroom , radiator, window to the front, built in storage cupboard

Bedroom 2

16' to chimney x 10' 1" to chimney (4.88m to chimney x 3.07m to chimney)
Double bedroom, laminate flooring, window to the back, space for free standing furniture, built in double cupboard spacious.

Bedroom 3

7' 4" max x 6' 10" max (2.24m max x 2.08m max)
Double bedroom, laminate flooring, window to the back, space for free standing furniture, built in double cupboard spacious.

Bedroom 4 (Loft Space)

18' 3" max x 15' max (5.56m max x 4.57m max)
Large space, window to the side, 2 velux windows windows, laminate flooring, built in shelves

Kitchen 2

14' 5" max x 7' 4" max (4.39m max x 2.24m max)
Lino flooring, radiator , free standing appliances, window to the front and back, built under oven

Kitchen 3

7' 4" max x 6' 10" max (2.24m max x 2.08m max)
Lino flooring, laminate door, one bowl metal sink, domino hob, laminate worktops, window to the side

Bathroom 2

Shower enclosure , lino flooring, window to the side, sink

Bathroom 3

Curved shower enclosure, pedestal sink , toilet, angled ceiling

Bathroom 4

Toilet, sink, shower enclosure, lino flooring

Bathroom 5

Ensuite in loft bedroom, shower enclosure, radiator, pedestal sink, toilet , lino flooring, paneled ceiling

Garden

The property benefits from a front garden that doubles as a driveway, comfortably accommodating two vehicles. To the rear, a private garden features a gravel area, a patio space with bench seating, and mature bushes lining the back fence, creating a peaceful outdoor retreat. A garage to the side, which has been extended, offers additional storage or workspace, adding versatility to the outdoor layout.



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welcome to

St. Chads Avenue, Leeds

- Guide Price £500,000
- 4 Bedroom Semi Detached
- Has Driveway & Garage
- Great Location
- Good Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109036 - 0002

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