



Blackwood Avenue, Leeds LS16 7BN

welcome to

Blackwood Avenue, Leeds

A stylish and ready to move into three bedroom semi-detached home. Great Cookridge location close to Horsforth train station - 0.3 miles away! Generous block paved driveway to the front. Good sized rear garden & detached garage for storage. Modern kitchen and wet room. Useful Attic Room!



Blackwood Avenue

A lovely, well presented and stylish three bedroom semi-detached home in a great Cookridge location, close to local amenities, good schools and transport links including Horsforth train station being 0.3 miles away. The property itself is spacious and has been well cared for by the current owners with accommodation briefly comprising; Entrance hallway, through lounge/diner, sun room and modern kitchen to the ground floor. The first floor offers three good sized bedrooms and the wet room. There is access to the loft space which is ideal for storage or use as an home office.

Outside the property benefits from a generous block paved driveway, single detached garage and good sized rear enclosed, private garden. Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Door to the front opens into a lovely, spacious welcoming hallway with stairs leading up the first floor, useful understair storage and radiator.

Lounge / Dining Room

21' 9" x 12' (6.63m x 3.66m)

A generous through lounge/diner offering bright and airy living and dining space. The lounge comprises; Log burner with tiled back and attractive lintel, neutral decor radiator and window to the front. Ample space to for large family dining table and chairs.

Sun Room

9' 5" x 9' (2.87m x 2.74m)

A lovely addition to the rear of the property with windows to two sides allowing a nice peaceful outlook onto the garden, doors provide access to the outside.

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

The modern and stylish kitchen provides a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and tiled splash backs. A range of integrated appliances include; electric oven, microwave, fridge freezer, dishwasher and washing machine, gas hob with extractor hood over. Breakfast bar island providing seating, oak flooring, radiator, useful cupboard, door to the side and window to the rear overlooking the garden.

First Floor Landing

With stairs from the ground floor is this spacious landing with access to the loft and window to the side.

Bedroom One

12' 8" x 8' 1" (3.86m x 2.46m)

A good sized double bedroom with useful integrated wardrobes with sliding doors, radiator and window to the front.

Bedroom Two

10' 3" x 9' (3.12m x 2.74m)

A second double bedroom with useful integrated wardrobes and dressing table, radiator and window to the rear.

Bedroom Three

9' 4" x 7' + recess (2.84m x 2.13m + recess)

A good sized third bedroom with radiator and window to the front, ample space for free standing furniture.

Wet Room

9' 7" x 5' 2" (2.92m x 1.57m)

The modern, fully tiled wet room offers walk in shower with glass screen, low flush wc, wash basin, useful airing cupboard, heated towel rail, attractive electric mirror and window to the rear.

Attic Room

Carpeted loft space with Velux style window and potential for use as an home office.

Outside

The property benefits from a generous block paved driveway providing ample off street parking for several cars. Gated access to the rear and the detached garage. Mature hedge borders to the front and side.

The rear garden is of a good sized with paved patio area and decking, mature borders make this a lovely private and enclosed space.

Garage

A single detached garage ideal for storage with useful WC and sink. Up and over front door and further door to the side into the garden. Currently used as a games room and Workshop.

Agents Note

This property benefits from solar panels which heat the hot water tank and has greatly reduced the current vendors utility bills.



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welcome to

Blackwood Avenue, Leeds

- Three Bedroom Semi-detached Home
- 2 Minutes From Horsforth Train Station
- 10 Minutes From Leeds Bradford Airport.
- Detached Garage
- Private & Enclosed Gardens

Tenure: Freehold EPC Rating: D



£340,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk