



Carr Bridge Avenue, Leeds LS16 7JZ

welcome to

Carr Bridge Avenue, Leeds

GUIDE PRICE £325,000 - £350,000 A beautifully reconfigured & renovated three-bedroom semi-detached home, featuring everything renewed in recent months. This property boasts a newly created parking area, a garage, & recently re-lawned, family-friendly gardens.



Carr Bridge Avenue

This property has undergone a comprehensive renovation, featuring new roof insulation, complete rewiring, updated glazing and doors, and newly fitted bathrooms and kitchen with modern appliances. It has been replastered, redecorated, and fitted with new floor coverings. The plumbing has been entirely updated, including the heating, water, and drainage systems, with the addition of a new smart boiler. The driveway has been reconfigured at the front of the property, while the enclosed rear boasts a garage and recently returfed gardens with a patio area. Accommodation now briefly comprises; Welcoming hallway with stairs to the ground floor, open plan kitchen/diner/living room, two bedrooms and wc to the ground floor. The first floor offers a spacious bright bedroom and the modern shower room. Internal viewing is highly recommended to truly appreciate the accommodation on offer.

Ground Floor

Entrance Hall

A door to the side opens into the bright and welcoming entrance hallway with wood flooring and stairs to the first floor

Downstairs Wc

A modern low flush wc

Kitchen/Diner/Living Room

17' 9" max x 14' 7" max (5.41m max x 4.45m max)

A bright and spacious open plan area with neutral decor, wood flooring, ceiling spot lights, radiator and windows to the rear overlooking the garden. There is ample space for both living and dining spaces.

Kitchen

A modern and recently fitted kitchen which comprises a range of wall and base units with complimentary work surfaces over, inset sink with mixer tap, a range of modern integrated appliances included.

Bedroom Two

8' 6" x 11' 9" (2.59m x 3.58m)

A spacious double bedroom with radiator and window to the front

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

A second good sized bedroom to the ground floor with radiator, window and door to the front

First Floor

Landing

Stairs from the ground floor, window to the side and useful storage cupboard and built in shelves

Bedroom One

11' x 19' 4" (3.35m x 5.89m)

A lovely master suite to the first floor with bright and airy decor, useful under eaves storage, beam to ceiling, and velux window

Shower Room

A modern and stylish shower room with walk in shower with glass screen, low flush wc, vanity unit with circular wash basin, heated towel rail, part tiled walls and window

Outside

The property benefits from a generous block paved driveway leading to the single detached garage providing ample off street parking and storage. Graveled garden to the front with wall border, providing kerb appeal.

To the rear is a generous and enclosed garden, mainly laid to lawn with paved patio area.



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welcome to

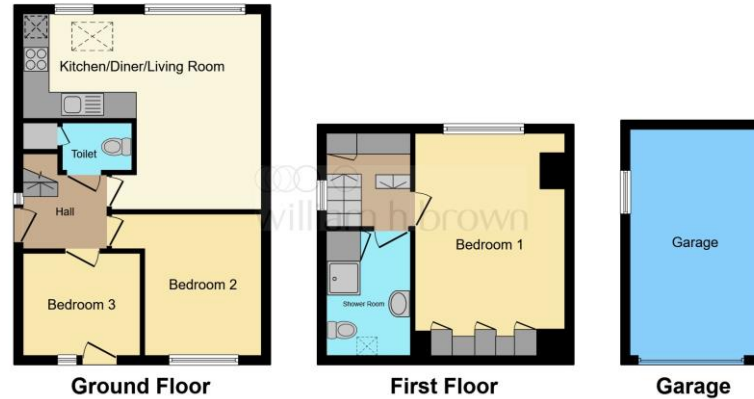
Carr Bridge Avenue, Leeds

- NO ONWARD CHAIN
- Completely Overhauled, Reconfigured & Renovated
- Generous Newly Laid Driveway
- Rewiring, reglazing and new doors
- Newly Fitted Bathroom & Kitchen

Tenure: Freehold EPC Rating: D

guide price

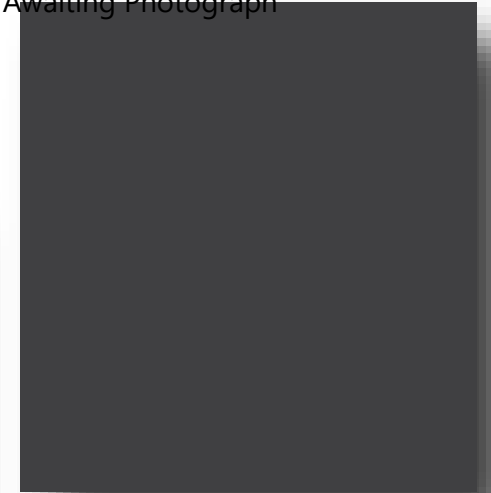
£325,000 - £350,000



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



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107044 - 0004

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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 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk