



Primley Park Avenue, Leeds LS17 7HX

welcome to

Primley Park Avenue, Leeds

A four double bedroom extended semi detached house in a highly desirable residential area with spacious living accommodation, Large kitchen/diner, front and rear gardens and garage. A great property that would be perfect for a growing family and close to well regarded schools.



Entrance Hall

Enter from the front into the spacious hallway with laminate flooring, wood paneled walls and access to the guest wc.

Guest Wc

Always useful to have in a busy family home with a wc, wall mounted wash hand basin and built in cupboards.

Lounge

24' 11" x 11' 9" (7.59m x 3.58m)

A very spacious, bright and airy room having a gas fire with timber surround, carpet flooring and a window to the rear overlooking the garden.

Dining Room

14' 9" x 11' 9" (4.50m x 3.58m)

A separate dining room, perfect for those who enjoy more formal dining and entertaining, having a gas fire with timber surround, laminate flooring and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

21' 7" x 9' 10" (6.58m x 3.00m)

A generous size kitchen diner offering a good range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There is an integrated dishwasher and space for a washing machine and fridge freezer. There is also space for a large range oven which is set into the exposed brick fireplace, a real commanding feature in the room. The room also benefits from a stone effect floor, dual aspect windows to the side and rear and a side access door.

Bedroom One

15' 1" x 11' 9" (4.60m x 3.58m)

A generous double bedroom positioned to the front elevation with fitted wardrobes to one wall, laminate flooring and a large bay window to the front keeping the room bright and airy.

Bedroom Two

15' 9" x 11' 9" (4.80m x 3.58m)

A spacious double bedroom positioned to the rear elevation with fitted wardrobes and dressing table to one wall, carpet flooring and a window overlooking the garden.

Bedroom Three

11' 5" x 9' (3.48m x 2.74m)

A double bedroom positioned to the rear elevation with carpet flooring and a window overlooking the garden.

Bedroom Four

9' 6" x 8' 2" (2.90m x 2.49m)

A double bedroom positioned to the front elevation with carpet flooring and a window to the front.

Bathroom

With tiling to splash areas and fitted with a four piece suite comprising of a bath, wc, wash hand basin, shower cubicle and there is a window to the side.

Outside

To the front of the property there is a lawned area with hedge borders and a driveway to the side providing off street parking and leading to the garage with access down the side. To the rear there is a good size lawn with mature shrubs and trees bordering and a decked seating area to the side perfect for al fresco dining and entertaining.



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welcome to

Primley Park Avenue, Leeds

- Extended Semi Detached House
- Four Double Bedrooms
- Spacious Living Accommodation
- Large Kitchen/Diner
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106768 - 0002

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