



**Birchwood Avenue, Leeds LS17 8PJ**

**welcome to**

**Birchwood Avenue, Leeds**

A three bedroom semi detached house, nicely presented with well proportioned rooms, front and rear low maintenance gardens and a driveway providing off street parking. There is potential to extend STPP. A fabulous property that will suit a wide range of buyers and is offered with no onward chain.



### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

13' 7" x 11' 4" ( 4.14m x 3.45m )

A spacious, bright and airy room which is open to the dining room, with a feature gas fireplace, laminate flooring and a large double glazed bay window to the front allowing natural light to flow through.

### **Dining Room**

12' 1" x 11' 8" ( 3.68m x 3.56m )

A lovely room, a great space for entertaining and having the potential to open up through to the kitchen, with laminate flooring, radiator and fully glazed sliding patio doors to the rear leading out to the garden.

### **Kitchen**

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer and there are spaces for free standing appliances. There is a window to the side and a rear access door.

### **Bedroom One**

13' 7" x 11' 4" ( 4.14m x 3.45m )

A large double bedroom positioned to the front elevation with fitted wardrobes providing plenty of storage, carpet flooring, radiator and a bay window to the front.

### **Bedroom Two**

12' 4" x 8' 2" ( 3.76m x 2.49m )

A good size double bedroom positioned to the rear elevation with fitted wardrobes providing plenty of storage, carpet flooring, radiator and a window overlooking the garden.

### **Bedroom Three**

9' 10" x 6' 6" ( 3.00m x 1.98m )

A good size single bedroom positioned to the rear elevation with a fitted storage cupboard, carpet flooring, radiator and a window overlooking the

garden.

### **Bathroom**

With tiling to splash areas and fitted with a two piece suite comprising of a panel bath with shower over and pedestal wash hand basin.

### **Wc**

Part tiled with a wc and window to the side.

### **Outside**

To the front of the property there is a low maintenance garden with well established shrubs and a driveway to the side providing off street parking. To the rear there is a good size low maintenance garden set within a fenced perimeter. There is ample space to extend STPP.



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## Birchwood Avenue, Leeds

- Semi Detached Family Home
- Three Good Size Bedrooms
- Low Maintenance Gardens
- Off Street Parking
- Potential To Extend STPP

Tenure: Freehold EPC Rating: Awaiting

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106805 - 0002

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