



Sunnyview Avenue, Leeds LS11 8QY

welcome to

Sunnyview Avenue, Leeds

PERFECT FTB/YOUNG FAMILY HOME with a tastefully decorated LIVING ROOM, KITCHEN/DINER, THREE first floor bedrooms and SHOWER ROOM and a further LOFT ROOM, ENCLOSED LAWNED REAR GARDEN with decked area. Having good access to motorway links and Leeds City Centre.

Entrance Hall

Wooden double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

13' 6" x 12' into recess (4.11m x 3.66m into recess)
Tastefully decorated room with a uPVC double glazed window to the front, gas central heating radiator, multi-fuel log burner set in the chimney breast and door leading through to the kitchen/diner.

Kitchen/Diner

11' 7" x 14' 10" (3.53m x 4.52m)
has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob with extractor fan, space for fridge freezer and washing machine, gas central heating boiler, gas central heating radiator, uPVC double glazed windows to the rear and side and single glazed door leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, access to all three bedrooms and the shower room and stairs leading to the loft room.

Bedroom One

9' 2" x 10' 3" into recess (2.79m x 3.12m into recess)
uPVC double glazed window to the front, gas central heating radiator, overstairs storage cupboard.

Bedroom Two

10' x 10' 5" (3.05m x 3.17m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three/Dressing Room

7' 11" x 5' 9" (2.41m x 1.75m)
uPVC double glazed window to the front, fitted wardrobes.

Shower Room

A modern shower room having a walk-in shower, vanity unit with WC and wash hand basin, heated towel rail, decorative tiled flooring and tiled walls to all visible areas, uPVC double glazed window to the rear.

Loft Room

12' 2" x 11' 4" (3.71m x 3.45m)
Restricted head height, double glazed Skylight to the rear and a wall heater.

Exterior

Stairs leading up to the front door and lawned tiered garden and to the rear is an enclosed lawned garden with a decked area, which is sheltered and fence boundaries, perfect space for the summer months.





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welcome to

Sunnyview Avenue, Leeds

- Three bedroom semi detached accommodation
- Loft accommodation
- Tastefully decorated throughout
- Enclosed lawned rear garden
- Perfect FTB/young family home

Tenure: Freehold EPC Rating: D

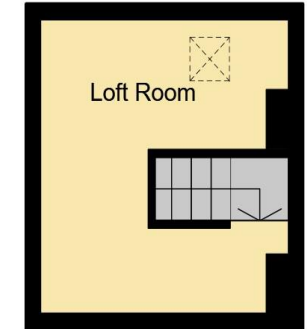
£200,000



Ground Floor



First Floor



Second Floor

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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Property Ref:
MLY110388 - 0002

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