



Melton Avenue, Leeds LS10 4RA

welcome to

Melton Avenue, Leeds

EXTENDED THREE bedroom DETACHED accommodation, having TWO RECEPTION ROOMS, FITTED KITCHEN, SPACIOUS MASTER BEDROOM with DRESSING AREA and ENSUITE facilities, HOUSE BATHROOM, DRIVEWAY, SINGLE GARAGE and LAWNED and PAVED GARDEN.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Doors leading through to the living room and dining room.

Living Room

16' 1" plus recess x 13' 2" into recess (4.90m plus recess x 4.01m into recess)

uPVC double glazed window to the front and side, two gas central heating radiators, gas feature fire and door leading through to the dining room.

Dining Room

16' 1" x 12' 3" into recess (4.90m x 3.73m into recess)
uPVC double glazed window to the front, two gas central heating radiators. Open access through to the kitchen.

Kitchen

8' 10" x 10' 8" (2.69m x 3.25m)

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, double oven with electric hob and extractor fan, space for washing machine, tumble dryer and a fridge freezer, uPVC double glazed window to the front and uPVC double glazed stable door to the side.

First Floor Landing

uPVC double glazed window to the rear, cupboard housing the immersion tank. Access to all three bedrooms and the house bathroom.

Bedroom One

16' 1" x 8' 11" (4.90m x 2.72m)

An extended room with a uPVC double glazed window to the front, gas central heating radiator

and access into the dressing area with door leading into the ensuite.

Dressing Area

8' 10" x 6' 7" (2.69m x 2.01m)

uPVC double glazed window to the front, gas central heating radiator, door leading into the ensuite.

Ensuite

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

Bedroom Two

9' 6" x 9' 11" into recess (2.90m x 3.02m into recess)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

9' 10" x 6' 2" (3.00m x 1.88m)

uPVC double glazed window to the side, gas central heating radiator.

House Bathroom

Having a three piece suite comprising of a shower cubicle with an electric shower, low level flush WC, wash hand basin, fully tiled walls to all visible areas, gas central heating radiator, uPVC double glazed window to the front.

Single Garage

Up and over metal door to the front and wooden door to the side, single glazed window to the side and having power and lighting.





Exterior

Driveway providing ample off street parking, lawned garden with patio area and having fence and hedge boundaries.



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welcome to

Melton Avenue, Leeds

- Extended three bedroom detached accommodation
- Two reception rooms
- Spacious master bedroom with ensuite
- Driveway providing off street parking
- Single garage and lawned garden

Tenure: Freehold EPC Rating: D

offers in excess of

£265,000



Ground Floor



First 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:
MLY110289 - 0003

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