



Wolley Avenue, Leeds LS12 5DX

welcome to

Wolley Avenue, Leeds

NO ONWARD CHAIN, BOUGHT AS SEEN, THREE bedroom SEMI DETACHED accommodation with FABULOUS front GARDEN and an EXTENSIVE LAWNED GARDEN to the rear.



Entrance Hall

Wooden single glazed door to the front, gas central heating radiator.

Downstairs Wc

Single glazed window to the front, low level flush WC.

Downstairs Shower Room

Shower, wash hand basin, gas central heating radiator, gas central heating boiler (both not tested and single glazed window.

Lounge

16' 4" x 12' 4" (4.98m x 3.76m)

Wooden single glazed windows to the front and rear, gas fire and gas central heating radiator (not tested.)

Kitchen

9' x 10' 4" (2.74m x 3.15m)

Fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer with mixer tap, space for a cooker, gas central heating radiator (not tested) single glazed window and door to the rear and understairs storage cupboard.

First Floor Landing

Single glazed window to the rear, gas central heating radiator (not tested) loft access and access to all three bedrooms and shower room.

Bedroom One

16' 5" x 10' 4" MAX (5.00m x 3.15m MAX)

Single glazed window to the front and rear, over stairs storage, gas central heating radiator (not tested)

Bedroom Two

8' x 12' 5" (2.44m x 3.78m)

Single glazed window to the front, storage cupboard, gas central heating radiator (not tested.)

Bedroom Three

7' 11" x 9' 3" (2.41m x 2.82m)

single glazed window to the rear, gas central heating radiator (not tested.)

Exterior

Beautifully presented lawned garden to the front and side with mature trees/bushes and to the rear is an extensive lawned garden with fence boundaries, fabulous space for the family to enjoy.



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welcome to

Wolley Avenue, Leeds

- Three bedroom semi detached accommodation
- No onward chain
- Bought as seen
- Gardens to three sides
- Extensive lawned rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLY110988 - 0006

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