



**Seaforth Avenue, Leeds LS9 6AG**

**welcome to**

## **Seaforth Avenue, Leeds**

A surprisingly spacious three double bedroom back to back terraced property, located on a quiet and popular residential street, yet within easy reach of excellent local amenities on Harehills Lane. Being ideal for the investment market, Early viewing highly recommended.



### **Dining Kitchen**

14' 6" x 13' 8" ( 4.42m x 4.17m )

Window to the front and hardwood front entrance door. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under, plumbing for washing machine and stainless steel sink unit. Ceiling light and coving, wall mounted gas fire and staircase to the first floor.

### **Sitting Room**

13' 9" x 10' 3" ( 4.19m x 3.12m )

Window to the side. Ceiling light, coving and two wall light points. Wall mounted gas fire and telephone point.

### **Bedroom One**

13' 8" x 11' 6" ( 4.17m x 3.51m )

Window to the front, ceiling light and fitted wardrobes.

### **Bathroom**

Obscured window to the front. Panelled bath, low suite wc and pedestal wash basin. Part tiled and ceiling light.

### **Bedroom Two**

11' 6" x 10' 6" ( 3.51m x 3.20m )

Velux roof light to the front, ceiling light.

### **Bedroom Three**

13' 4" x 10' 10" ( 4.06m x 3.30m )

Window to the side, ceiling light.



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## Seaforth Avenue, Leeds

- CASH BUYERS ONLY
- Two Reception Rooms
- Three Double Bedrooms
- Close to Local Amenities
- Early Viewing Recommended

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers over

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK108462 - 0005

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