



Roxholme Avenue, Leeds LS7 4JF

welcome to

Roxholme Avenue, Leeds

Welcome to this charming semi-detached home, that combines convenience with tranquillity. Perfectly situated in a desirable neighbourhood. A delightful residence which boasts an inviting exterior, front and rear gardens ,as-well as being in a popular residential area and off-street parking.



Ground Floor

Lounge

11' 9" x 13' (3.58m x 3.96m)

A bright and welcoming space with a double-glazed window to the front, plush carpeting, and a gas fire, creating a cosy and inviting atmosphere.

Dining Room

11' 9" x 11' 8" (3.58m x 3.56m)

Ideal for entertaining, this room benefits from a double-glazed window overlooking the rear garden and is finished with carpet flooring.

Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

A modern and stylish kitchen featuring tiled flooring, a gas hob, oven, and a range of fitted wall and base units for ample storage.

First Floor

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

A spacious double bedroom with a front-facing double-glazed window, carpet flooring, and a radiator.

Bedroom Two

10' x 11' 9" (3.05m x 3.58m)

Another generous bedroom with fitted wardrobes, carpet flooring, and a rear-facing window providing a peaceful outlook.

Bedroom Three

8' 4" x 6' 7" (2.54m x 2.01m)

A well-proportioned single bedroom with carpet, a radiator, and a front-facing window.

Bathroom

A stylish and practical family bathroom featuring a bath, a separate shower, handwash basin, towel rail, toilet, and tiled flooring.



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welcome to

Roxholme Avenue, Leeds

- CHAIN FREE
- CHARMING THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM WITH LARGE WINDOWS
- MODERN KITCHEN WITH HIGH-QUALITY APPLIANCES
- MASTER BEDROOM WITH BUILT-IN WARDROBES

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109194 - 0004

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