



Denton Avenue, Leeds LS8 1LE

welcome to

Denton Avenue, Leeds

Charming 4-Bedroom Detached Home in the Heart of Roundhay. Whether you're a growing family or looking for your forever home, this stunning 4 bedroom residence ticks all the boxes and effortlessly combines charisma, practicality, and location.



Lounge

12' 3" x 14' 4" (3.73m x 4.37m)

A warm and inviting space with a gas fire and a charming stone feature fireplace-perfect for cozy evenings.

Includes carpet, double glazed window to the front, and radiator.

Dining Room

8' 8" x 14' 4" (2.64m x 4.37m)

Spacious and bright with patio doors opening onto the rear garden. Seamless access to the kitchen makes this space ideal for entertaining.

Features carpet, radiator, and hatch to the kitchen.

Kitchen

9' 9" x 14' 2" (2.97m x 4.32m)

Fully fitted with modern appliances, a handy breakfast bar, and a 3-year-old boiler with a full service history.

Wc

Downstairs WC with handwash basin and partially tiled walls.

First Floor Landing

Large landing, features storage cupboard and a double glazed window to the side.

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Generously sized, featuring elegant laminate flooring, fitted wardrobes and double glazed window to the front elevation.

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

Stylish laminate flooring and fitted cupboard offering practicality and storage, radiator and double glazed window to the rear.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

Laminate flooring, a storage cupboard, and fitted wardrobes create a versatile and functional space.

Bedroom Four

10' 3" x 6' 1" (3.12m x 1.85m)

A cozy room with laminate flooring and fitted wardrobes - perfect for a home office, guest room, or nursery.

Bathroom

Modern and fully tiled with a hand wash basin, toilet, bath with hand held shower attachment' and a separate shower.

Additional Features

Garage equipped with lighting and an electrical supply, ideal for storage or as a workshop.

External

Well-Maintained Gardens: Beautifully landscaped front and rear gardens, perfect for relaxing or entertaining.



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Denton Avenue, Leeds

- Prime Location
- Spacious Living Areas
- Four Bedrooms
- Detached Home
- Well- Maintained Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108985 - 0007

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