



Westfield Avenue, LEEDS LS12 3SJ

welcome to

Westfield Avenue, LEEDS

A well presented three bedroom semi-detached home offering spacious accommodation throughout. Generous block paved driveway. Detached garage and generous gardens. Modern kitchen and Bathroom. Two reception rooms. Popular residential area.



Westfield Avenue

A lovely and well presented three bedroom semi-detached family home which is located in a popular residential area. The home itself offers ready to move into stylish accommodation which briefly comprises; Entrance porch, welcoming hallway, sitting room/dining room, lounge and modern kitchen to the ground floor. The first floor offers three good sized bedrooms, house bathroom and separate wc. The property benefits from a generous block paved driveway running along the side providing ample off street parking, a detached garage and generous well stocked gardens to both front and rear. Internal viewing is highly recommended to appreciate the accommodation on offer. This is sure to appeal to a number of buyers.

Ground Floor Entrance Porch

Front door allows access into the porch, which is a great space for muddy shoes and coats, internal doors leading through to the hallway

Hallway

A lovely welcoming hallway with attractive decor, laminate wood flooring, radiator and stairs leading up to the first floor.

Sitting Room / Dining Room

13' 2" x 12' 6" (4.01m x 3.81m)

A spacious reception room with bay window to the front, neutral decor, attractive wooden flooring, ceiling coving and radiator. This is a versatile space and can be used as a formal dining room or second sitting room.

Lounge

11' 9" x 16' 1" (3.58m x 4.90m)

A lovely room with attractive decor, laminate wood flooring, gas fire place with feature surround, radiator and windows to both front and rear.

Kitchen

13' x 9' (3.96m x 2.74m)

The modern and stylish kitchen features a range of wall and base units with complimentary work surfaces over which incorporates; Belfast style sink with mixer tap, induction hob with extractor over. Tiled splash backs, integrated oven, dishwasher, microwave, washing machine and fridge freezer. Laminate wood flooring, window and door to the rear.

First Floor Landing

With stairs from the ground floor and window to the side

Bedroom One

11' 9" x 16' (3.58m x 4.88m)

A large double bedroom with radiator, space for free standing furniture and window to both front and rear.

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.76m)

A second double bedroom with radiator and window to the front

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

A good sized third bedroom with neutral decor, radiator and window to the front

Bathroom

The modern and stylish bathroom comprises; Bath with shower attachment, separate walk in shower cubicle with glass screen, wash basin, part tiled walls and window

Separate Wc

WC with part tiled walls and window

Outside

To the front there is a generous garden laid to lawn with mature borders. A generous block paved driveway leads down the side of the property allowing ample off street parking for several cars. This also leads to the detached garage providing ample storage.

The generous rear garden is on two levels the top being laid to lawn with paved area for seating. Wall and fence borders. There is a further block paved area ideal for seating.



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welcome to

Westfield Avenue, LEEDS

- Three Bedroom Semi-detached Home
- Generous Block Paved Driveway
- Detached Garage
- Modern & Stylish Throughout
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

offers over

£360,000



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.localagent.com



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Property Ref:
PDY114296 - 0002

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