



**Westfield Avenue, LEEDS LS12 3SJ**



**welcome to**

**Westfield Avenue, LEEDS**

**\*GUIDE PRICE £350,000 - £360,000\***

A SUBSTANTIAL TRIPLE FRONTED semi detached residence, which boasts beautifully presented living accommodation that includes TWO RECEPTION



## **Westfield Avenue 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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## Westfield Avenue, LEEDS

- \*GUIDE PRICE £350,000 - £360,000\*
- Three Bedroom Semi-detached Home
- Detached Garage
- Two Reception Rooms
- Generous Block Paved Driveway

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114296 - 0004

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