



Spring Valley Avenue, Leeds LS13 4RR



welcome to

Spring Valley Avenue, Leeds

William H Brown is proud to present to the market this FIVE bedroom SEMI-DETACHED house which has been EXTENDED to the side being a perfect family home for those looking to UP-SIZE into their forever family home. This property benefits from a DRIVEWAY providing OFF-STREET parking.



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This property comprises on the ground floor of a welcoming entrance porch giving access to the lounge, kitchen/diner, family room, ground floor bedroom, shower room and staircase rising to the first floor. To the first floor there is a landing leading to four bedrooms, one bedroom with en-suite and the house bathroom. Externally, this property benefits from an all round front, side and rear garden, to the front there is a paved driveway providing off-street parking. Additionally,, to the rear there is a south facing rear garden which is laid part astro and part decking; perfect for summertime entertaining.

LS13 4RR is situated in Bramley, a suburban area in the city of Leeds, West Yorkshire. Bramley is known for its mixture of residential and commercial properties, offering amenities such as shopping centers, parks, and schools. The area is well-connected to the rest of Leeds and neighboring towns by public transportation, including bus and train services. The neighborhood features a blend of traditional and modern housing, with local landmarks like Bramley Fall Park and the historic Bramley Shopping Centre.



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Ground Floor

Lounge

12' 4" x 16' 1" (3.76m x 4.90m)

Kitchen/Dining Area

15' 5" x 8' 4" (4.70m x 2.54m)

Family Room

10' 7" x 15' 4" (3.23m x 4.67m)

Bedroom Four

8' 3" x 7' 2" (2.51m x 2.18m)

Shower Room

First Floor

Bedroom One; En-Suite

15' x 10' 7" (4.57m x 3.23m)

Bedroom Two

9' 7" x 13' 6" (2.92m x 4.11m)

Bedroom Three

9' 6" x 10' 5" (2.90m x 3.17m)

Bedroom Five

5' 6" x 8' 4" (1.68m x 2.54m)

Bathroom



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- SEMI DETACHED HOUSE; SIDE EXTENSION
- FIVE BEDROOMS; ONE EN-SUITE, FITTED WARDROBES
- TWO RECEPTION ROOMS; LOUNGE AND FAMILY ROOM
- FRONT AND REAR GARDENS
- PERFECT FAMILY HOME FOR THOSE LOOKING TO UP-SIZE

Tenure: Freehold EPC Rating: D

offers in the region of

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114863 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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