



Eightlands Avenue, LEEDS LS13 2BU

welcome to

Eightlands Avenue, LEEDS

Located at Lower Town Street Bramley, this three bedroom spacious semi detached property is perfectly placed for the commuter with excellent bus routes, stanningley road and the ring road by car and at the side of the cycle superhighway. Large drive and Garage.



Eightlands Avenue

Occupying a generous sized plot in the heart of Bramley. 1940s three bedroom semi detached improved by the current owner to include new radiators, windows and doors and Ideal combi boiler. Benefiting from central heating and double glazing the property comprises of Entrance hall, Lounge, Dining Room, Kitchen, Conservatory, Three bedrooms, Bathroom and Garden.

A few minutes drive to Bramley Shopping centre or Aldis and excellent commuter links by car, bus, train and bike.

The Bradford Leeds cycle superhighway is a route segregated from traffic that connects the two major cities of Bradford and Leeds in Yorkshire.

Entrance Hall

Barn front door leading to the welcoming hallway with laminate flooring.

Lounge

11' 8" x 12' 3" (3.56m x 3.73m)

Original fire place, feature ceiling, laminate flooring, French doors to the dining room.

Dining Room

10' 3" x 12' 5" (3.12m x 3.78m)

Large dining room with room for table and chairs.

Kitchen

7' 8" x 12' 4" (2.34m x 3.76m)

Well designed kitchen only 5 years old with wall hung, drawer and base units, sink with drainer, plumbing for dishwasher and washer, space for fridge freezer, spot lights to ceiling. windows to the rear and the side.

Conservatory

9' 6" x 9' 3" (2.90m x 2.82m)

Leading from the dining room the conservatory is a great extra space to sit and enjoy the garden or to use as a home office or childrens play area.

Landing

Understairs storage with boiler. Staircase rising to the first floor. Window to the side.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)

Good sized double bedroom with feature fire place, double glazed window to the front elevation, space for wardrobe.

Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m)

Large double bedroom with storage, window to rear.

Bedroom Three

7' 2" x 8' 9" (2.18m x 2.67m)

Single room with window to the front, central heating radiator and laminate flooring.

Bathroom

8' 5" x 5' 8" (2.57m x 1.73m)

Jacuzzi bath with replacement taps, space for a shower / plumbing, low flush WC, wash hand basin, frosted glass window, heated towel rail and split lights.

External

Externally there is off street parking to the large driveway. Good sized gardens to enjoy the summer months or childrens play. Patio area.

Garage



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welcome to

Eightlands Avenue, LEEDS

- Three Bedroom Semi Detached
- Modern Kitchen with 2 Year Old Boiler
- Revamped Bathroom
- Part Boarded Loft
- Good Sized Plot

Tenure: Freehold EPC Rating: C

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY110969 - 0003

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