



Rycroft Avenue, Leeds LS13 4NJ

welcome to

Rycroft Avenue, Leeds

This impressive home on popular Rycroft Avenue boasts four bedrooms, an ensuite, two kitchens, and a large rear garden perfect for entertaining. With its flexible layout and standout features, viewing is a must.



Property Information

Located on the sought-after Rycroft Avenue, this spacious and versatile home offers four generously sized bedrooms, including a luxurious ensuite for added comfort. Uniquely designed with two fully equipped kitchens. Step outside to discover a large rear garden—ideal for relaxing, hosting summer gatherings, or simply enjoying a tranquil slice of outdoor space. With its distinctive layout and impressive features, this is a must-see opportunity. Early viewing is strongly advised to appreciate all it has to offer.

Porch

6' 4" max x 3' 3" max (1.93m max x 0.99m max)
The porch is finished with stylish tiled flooring, adding both durability and a welcoming touch to the entrance.

Entrance Hall

9' max x 7' 9" max (2.74m max x 2.36m max)
The entrance hall features tiled flooring, a radiator, and a double-glazed window into the front porch.

Living Room

22' 4" max x 10' 8" max (6.81m max x 3.25m max)
The lounge is fitted with laminate flooring and two radiators, complemented by double-glazed windows to both the front and rear, filling the space with natural light from multiple angles.

Kitchen Diner

14' 1" max x 12' 7" max (4.29m max x 3.84m max)
The kitchen diner features tiled flooring and walls, fitted wall and base units, ample space for a table and chairs, an integrated electric double oven and hob, spotlights, a double glazed window overlooking the rear, a patio door leading to the garden, and a radiator for comfort. A gas point is also available, offering the option to switch from electric cooking if preferred.

Kitchen Lounge

17' 4" max x 12' 1" max (5.28m max x 3.68m max)
The reception room is comfortably carpeted and benefits from double-glazed windows to both the front and rear, offering a bright and airy atmosphere. It includes a stainless steel sink and drainer, an integrated electric oven and hob, a radiator, and an extractor fan. A door at the rear leads conveniently to the outside, and the room is completed with a range of wall and base units. Stairs to the first floor are also accessed from this space, adding to the functionality and flow of the home.

Landing

The landing is laid with carpet and includes a convenient cupboard housing the water tank, offering useful storage and access to essential utilities.

Bedroom One

11' 1" max x 10' 7" max (3.38m max x 3.23m max)
Bedroom One is warmly presented with carpeted flooring and features a radiator for comfort. A double-glazed window to the front allows in natural light, and a built-in cupboard provides convenient storage space.

Ensuite

12' max x 3' 9" max (3.66m max x 1.14m max)
The wet room has practical flooring and includes a radiator for comfort. It features two double-glazed windows to the front, providing natural light and ventilation, along with a WC and a wash basin for added convenience.

Bedroom Two

10' 8" max x 6' max (3.25m max x 1.83m max)
Bedroom Two features soft carpet flooring, a radiator to keep things cosy, and a double-glazed window to the front that lets in plenty of natural light while helping maintain warmth and quiet.

Bedroom Three

11' 3" max x 10' 9" max (3.43m max x 3.28m max)
Bedroom Three offers a cosy retreat with carpeted flooring and a radiator for warmth. A double-glazed window to the rear provides pleasant views over the rear garden.

Bedroom Four

13' 1" max x 8' 8" max (3.99m max x 2.64m max)
Bedroom Four, located within the extension, features modern laminate flooring and benefits from dual aspects with double-glazed windows to both the rear and side, inviting in natural light throughout the day. It also includes a stylish ensuite shower room, adding extra convenience and privacy.

Bathroom

9' 3" max x 6' max (2.82m max x 1.83m max)
The bathroom showcases elegant tiled flooring and walls, creating a clean and contemporary finish. It includes a double-glazed window to the rear, a wash basin, WC, and a separate bath and shower for flexible bathing options. A radiator adds warmth, making this space both functional and inviting.

Rear Garden

The rear garden offers a low-maintenance outdoor space complete with a decking area, ideal for relaxing or entertaining. It features astro turf for year-round greenery, an outbuilding providing versatile storage or workspace options, and convenient access to street parking for added practicality.

Front Garden

The front garden features a well-maintained lawn with hedged borders and a gate providing access to the side and rear garden.



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Rycroft Avenue, Leeds

- 4 bedrooms
- 2 kitchens
- Large rear garden
- Ensuite
- Viewing advised

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115840 - 0003

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