



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**





Tudor Sales and Lettings are please to present for sale this two bedroom semi detached house on a corner plot.

The property comprises of in brief, Modern Kitchen and Living room to the ground floor and to the first floor Two double bedrooms, one having been split into two bedrooms and a bathroom. Externally there is a large driveway up to the house a grass area and patio to rear.

Located within easy access of the bus centre next to the Tesco Extra shopping complex and with easy access to major arterial routes and Leeds City Centre this property is sure to be snapped up quickly so be sure to book your viewing straight away!

**Living Room** 19' 8" x 10' 3" (5.99m x 3.12m)

Dual aspect living room with feature fireplace and mantelpiece surround. Double glazed window and French style patio doors leading to rear. Spotlighting to ceiling, wooden flooring and centrally heated radiator

**Kitchen** 9' 6" x 8' 2" (2.90m x 2.49m)

Modern kitchen with a range of wall and base units and tiled splashback. Integrated appliances including oven with hob over and extractor fan and sink with mixer tap. Double glazed window to rear garden and door to side of property.

**Bedroom 1** 15' 1" x 9' 6" (4.60m x 2.90m)

Split into two seperate rooms by means of partition wall and door, measurements are 9.6 x 7.5 and 9.6x 7.3, each has a double glazed window and centrally heated radiator

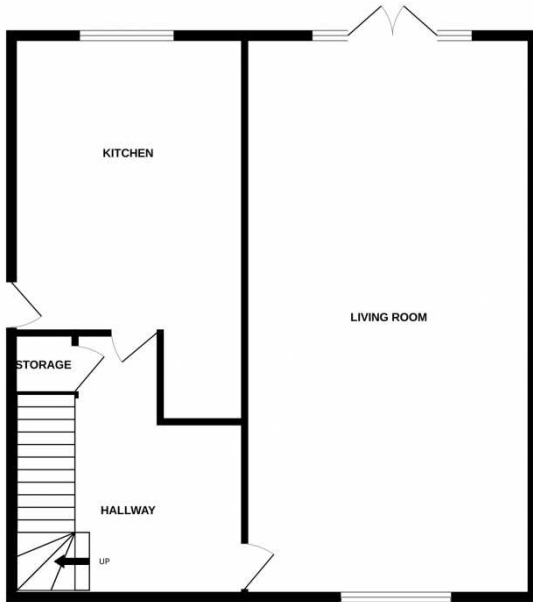
**Bedroom 2** 15' 1" x 9' 6" (4.60m x 2.90m)

Double bedroom with double glazed window and centrally heated radiator

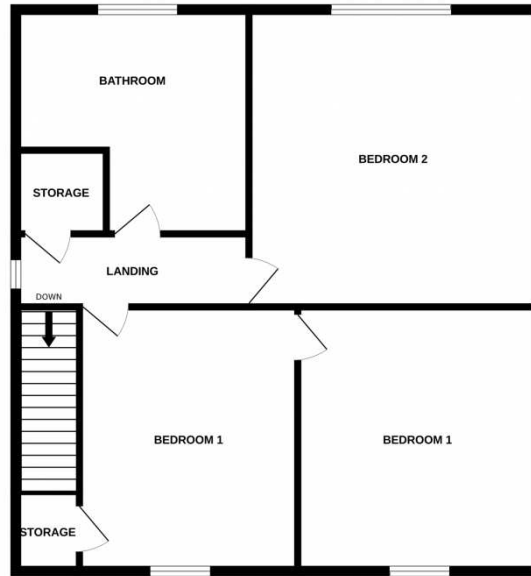
**Bathroom** 7' 0" x 5' 9" (2.13m x 1.75m)


modern fitted bathroom with white three piece bathroom suite comprising of bath with shower screen and shower over, hand basin with storage under and low flush WC. Fully tiled this bathroom has a double glazed window with privacy glass.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

Address: Hansby Avenue, Seacroft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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