



**Bradfield Avenue  
Leeds, LS27 0GH**

**Guide Price £450,000**

**Gao**  
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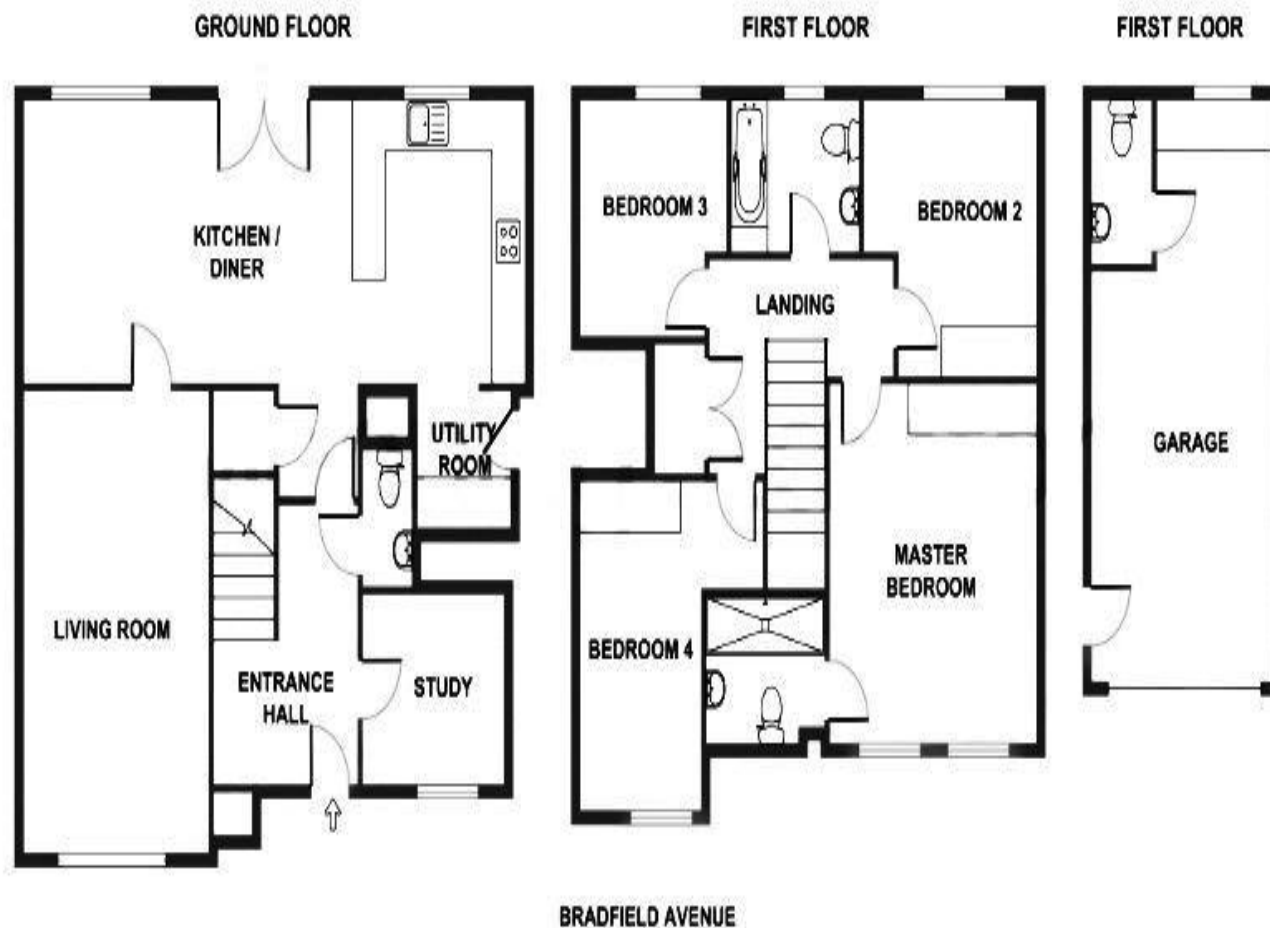


## MAIN FEATURES:

- Well Presented Detached House
- Large Modern Kitchen/Diner
- Lounge & Ground Floor Study
- Master Bedroom with En-suite
- Three Further Bedrooms & Family Bathroom/WC
- Good Size Well Maintained Rear Garden
- Ample Off Road Parking

Discover this well-presented detached home on Bradfield Avenue, an ideal opportunity for landlords only, complete with an already paying and reliable tenant in situ, offering immediate rental income and minimal void periods. This attractive property boasts a spacious modern kitchen/diner with views over the well-maintained rear garden, perfect for family living and entertaining. A bright, welcoming lounge and a practical ground-floor study provide versatile living space. The master bedroom features its own en-suite, complemented by three further generously sized bedrooms and a contemporary family bathroom/WC, making this a highly desirable rental home. Outside, the property offers a good-sized rear garden, ideal for tenants seeking private outdoor space, along with ample off-road parking, a valuable asset for modern households.

Situated in the popular Morley area, residents benefit from excellent local schools, convenient transport links, and easy access to Morley town centre, with its mix of shops, cafés, leisure facilities, and the White Rose Shopping Centre just a short drive away. The area's strong community feel and commuter access to Leeds make this a consistently sought-after rental location. A superb investment opportunity in a thriving part of West Yorkshire.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>85 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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