



## 17 Avondale Street

Bramley Leeds LS13 4DE

Guide Price £160,000







## Description

Welcome to Avondale Street, Bramley, Leeds - a charming property that is perfect for first-time buyers or as an investment opportunity. This delightful house boasts one reception room, three cosy bedrooms, and a well-appointed bathroom.

Conveniently situated for local amenities, this property is within easy walking distance of Bramley train station, making commuting a breeze. The through-terrace layout offers a unique charm, and the small enclosed rear garden provides a lovely outdoor space to relax in.

With no chain involved, this property is ready and waiting for its new owners to make it their own. Don't miss out on this fantastic opportunity to own a piece of Bramley - come and see all that this lovely house has to offer!





#### Location

Located in West Leeds, Bramley has become a popular location for many including first time buyers and investors. This is due to the affordable nature of the properties in the area compared with other suburbs and also the local amenities and transport links.

#### Entrance Vestibule

The entrance vestibule provides access into the living room and to the staircase leading to the first floor.

#### Living Room

Good size light living room with feature fire place, Upvc window to the front elevation and doorway leading through into the kitchen.

#### Kitchen

With comprehensive range of base and wall units, built in oven, hob with extractor over. Single drainer sink unit with mixer tap over. Space for freestanding fridge/ freezer and washing machine. Upvc window to the rear with views over the rear garden and Upvc rear door leading out into the garden.

The kitchen also has space for a reasonable size dining table along with access to the understairs storage cupboard and a further useful pantry storage cupboard.

The Worcester gas central heating boiler is also located in one of the kitchen cupboards.

#### Staircase

Leading to the first floor

#### Bedroom One

Good size double bedroom with Upvc double glazed window to front elevation.

#### Bedroom Two

Double bedroom with views to the rear of the property.

#### Bedroom Three

Small single bedroom which would work well as a nursery or home office.

#### Bathroom

Fully tiled bathroom with good size corner shower, pedestal wash hand basin and low suite WC.

#### Outside

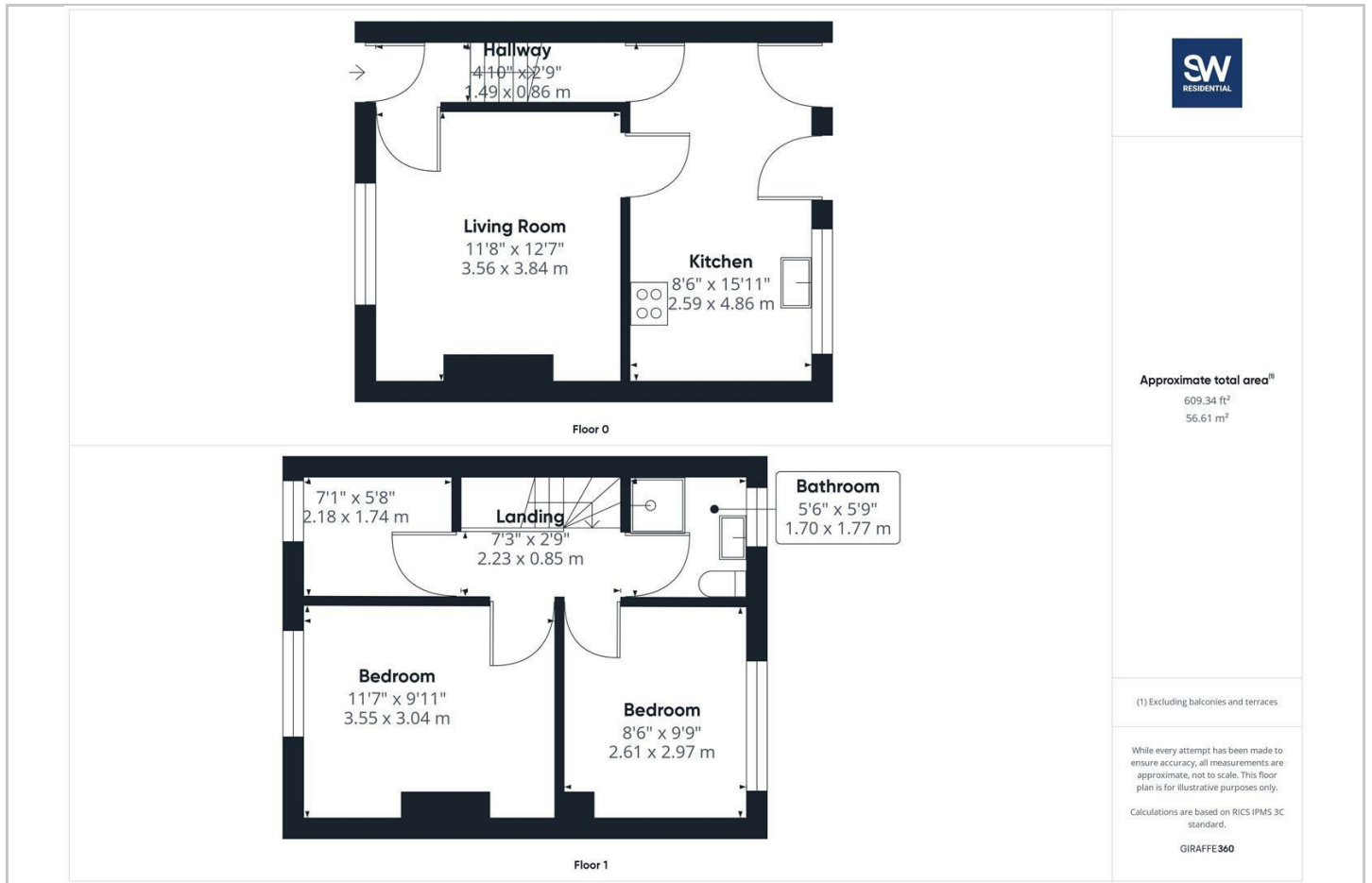
To the rear the property has a small enclosed rear garden which is mainly laid with flagged paving.

#### Further Information

IMPORTANT NOTE Under Section 21 of the Estate Agents Act 1979, we are legally obliged to inform you that a relative of an employee of Sanderson Weatherall LLP holds a beneficial interest in this property.



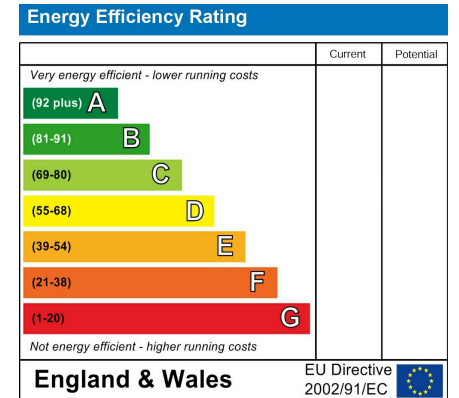
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Leeds Residential Office on 0113 221 6000 if you wish to arrange a viewing appointment for this property or require further information.

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