



HUNTERS®
HERE TO GET *you* THERE

2 Birchwood Avenue, Leeds, West Yorkshire, LS17 8PL

Energy Rating: D | Council Tax Band: D

Asking Price £395,000

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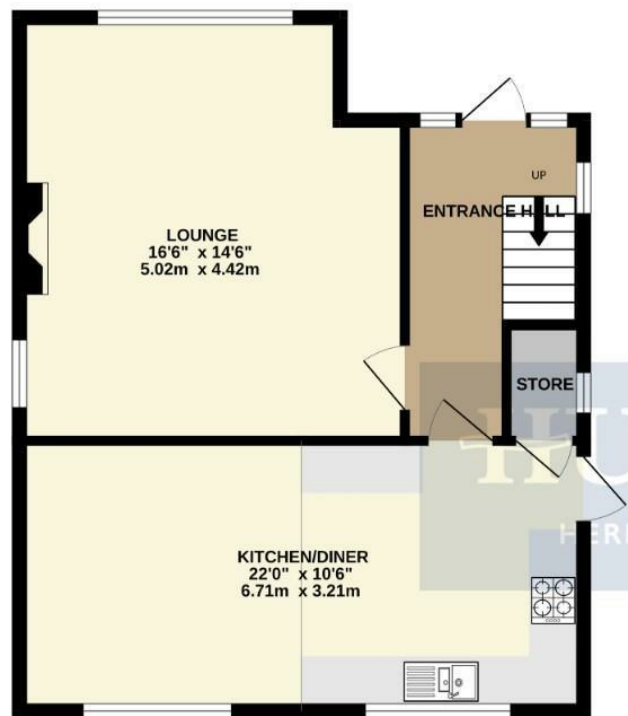
Asking Price £395,000

GREAT FAMILY HOME – IMMACULATE MOVE IN READY CONDITION – DETACHED HOUSE – THREE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM - TERRIFIC CORNER PLOT WITH GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING – GARDENS TO ALL SIDES – DETACHED GARAGE – DRIVEWAY – ROUNDHAY SHADWELL BORDER

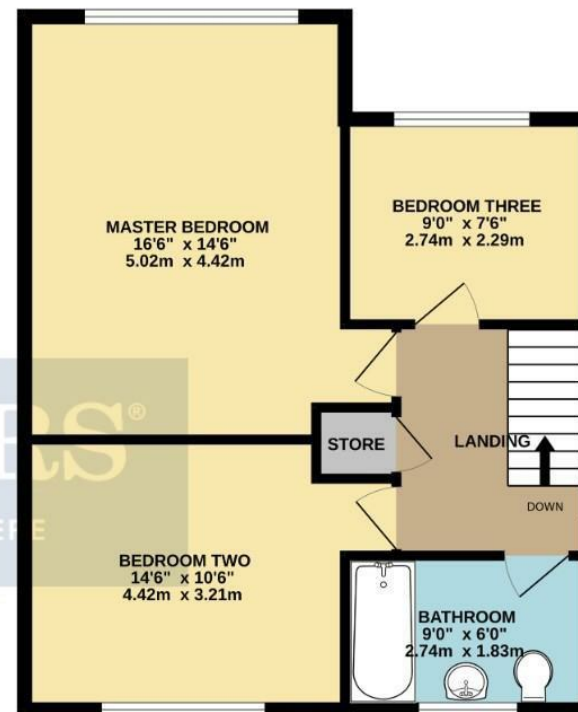
Immaculately presented, this three bedroom detached family home has enormous potential to extend subject to the appropriate planning permissions. Located on the border with Shadwell and Roundhay, the property is close to good and outstanding, primary and secondary schools, shops, restaurants, cafes, bars, pubs, parks and transport links to name just some of the great amenities close by. There are gardens to all sides, a detached garage and driveway, externally. Internally, it briefly comprises; entrance hall, lounge, store room and kitchen dining room on the ground floor. On the first floor there are three bedrooms, bathroom and landing. Energy Rating - D

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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

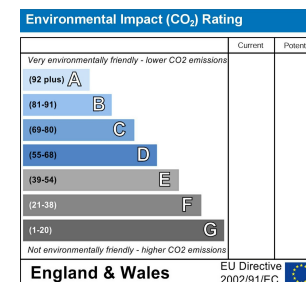
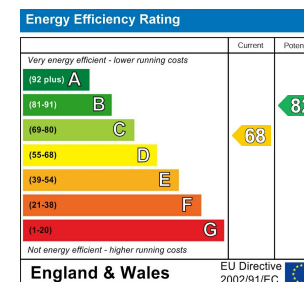


BIRCHWOOD AVENUE, LEEDS, WEST YORKSHIRE, LS17 8PL

TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

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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Entrance Hall

12'6" (max) - 6'9" (max)

Radiator and stairs to the upper level.

Lounge

16'6" (max) - 14'6" (max)

Radiator, double aspect windows and feature gas fire with surround.

Kitchen Dining Room

22'0" (max) - 10'6" (max)

Kitchen Area

Gas hob with extractor over, double fan oven, tiled floor, boiler door to the side and a range of wall and base units.

Dining Area

Tiled floor and radiator.

Store Room

4'6" (max) - 3'0" (max)

Landing

9'6" (max) - 6'9" (max)

Stairs to the lower level and access to the loft.

Store Room

3'3" (max) - 3'0" (max)

Master Bedroom

16'6" (max) - 14'6" (max)

Radiator.

Bedroom Two

14'6" (max) - 10'6" (max)

Radiator.

Bedroom Three

9'0" (max) - 7'6" (max)

Radiator.

Bathroom

9'0" (max) - 6'0" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns, mature hedges and walkway to the front door.

Driveway

With parking for at least one vehicle.

Detached Garage

16'9" (max) - 8'9" (max)

Up and over garage door, power and lights.


Shed

8'9" (max) - 3'0" (max)

Rear Gardens

Grassed lawns, bushes hedges, flower beds and decked area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









