









Azalea Avenue, Leeds, LS14 6WF Chain Free £265,000

Offered to the market is this three bedroom semi detached house located on Azalea Avenue, Leeds. This property is situated close to all local amenities including: shops, schools and transport links making everyday life easy. The property comprises of: entrance hall way, kitchen/diner, guest w.c, lounge, first floor landing, three bedrooms, master bedroom with en suite and a family bathroom. Externally the property benefits from grass laid to lawn to the rear and parking space for two cars to the front elevation. This property is not one to be missed, please contact the office today to arrange your viewing.

### **ENTRANCE HALL WAY**

Door to the front elevation. Understair storage cupboard.

### KITCHEN/DINER









Double glazed window to the front elevation. Range of wall and base units. Integrated fridge freezer, cooker, washing machine and dishwasher. Induction hob with extractor fan. Sink and drainer. Central heatng radiator. Space for dining table.

### **GUEST W.C**



Low flush w.c. Wash hand basin. Central heating radiator.

#### **LOUNGE**





French doors to the rear elevation. Central heating radiator.

# FIRST FLOOR LANDING

Central heating radiator. Loft access.

#### **BEDROOM ONE**





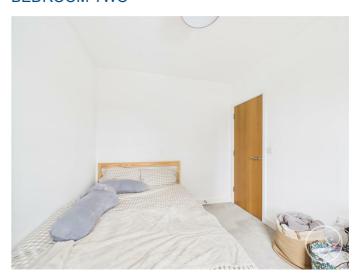
Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

#### **EN SUITE**



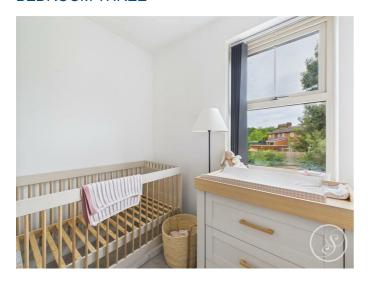
Double glazed window to the side elevation. Low flush w.c. Wash hand basin. Shower cubicle.

#### **BEDROOM TWO**



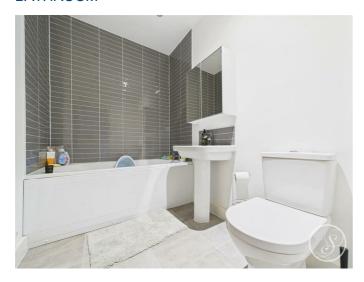
Double glazed window to the front. Central heating radiator.

# **BEDROOM THREE**



Double glazed window to the front elevation. Central heating radiator.

# **BATHROOM**



Bath with shower over. Low flush w.c. Wash hand basin.

# **EXTERNAL**









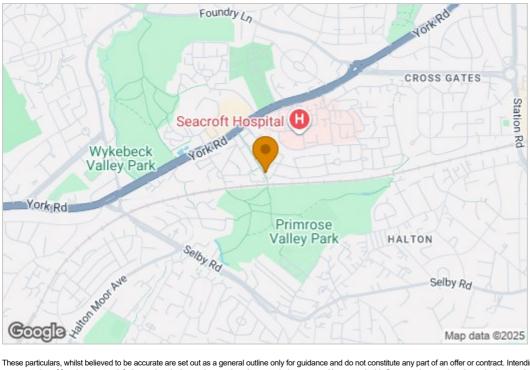


Externally the property has grass laid to lawn to the rear elevation. Parking space for two cars to the front.

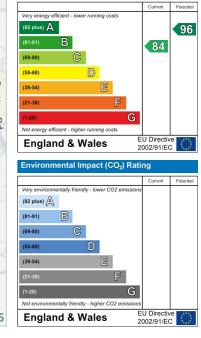
### Floor Plan



# Area Map



# **Energy Efficiency Graph**



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