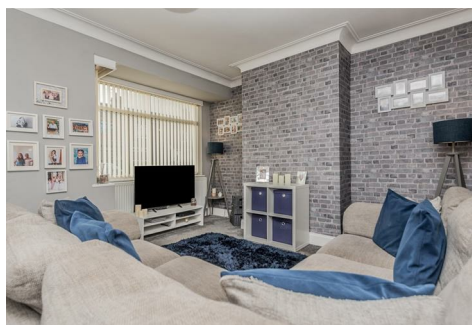


# KATH WELLS

ESTATE AGENTS & VALUERS



## 77 Highfield Avenue, Leeds, LS12 4BZ

**Offers In The Region Of £175,000**

Viewing is highly advised for this THREE BEDROOM TERRACED HOUSE which would be an ideal purchase for a variety of buyers including first time buyers & growing families. The property benefits from having SPACIOUS ROOMS and GARDENS to the FRONT & REAR. Situated in a popular residential area, this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a LIVING ROOM with ample space for living room furniture, an INNER HALLWAY with stairs rising to the first floor, a downstairs BATHROOM / WC with a plumbed shower above the bath, a FITTED DINING KITCHEN with a range of fitted wall, drawer & base units and has ample space for a dining table & chairs and gives access to the rear garden via a part glazed rear door.

To the first floor there are TWO DOUBLE BEDROOMS and a LARGE SINGLE BEDROOM. There is a fully insulated loft space and this can be accessed via the landing.

Externally the property has LOW MAINTENANCE GARDENS TO THE FRONT AND REAR. The rear gardens has a decked patio and a paved patio leading to the rear entrance door. To the rear there is also a single garage providing a useful space for storage. The front garden is part paved.

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, double glazed window, central heating radiator, television point, ample space for living room furniture

### Inner Hallway:

Stairs rising to the first floor

### Downstairs Bathroom / WC



Double glazed window, a white suite comprising of a panelled bath with a plumed shower above, low flush WC, wash basin, central heating radiator

### Fitted Dining Kitchen:



Double glazed rear door opening onto the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric induction hob with an extractor above, an inset sink & drainer, space for a fridge freezer, plumbing for an automatic washer

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, access to an insulated loft space

### Bedroom One:



Double glazed window, central heating radiator, good sized double bedroom

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator

## TO THE OUTSIDE:



### Gardens:



The front garden is paved and mainly low maintenance. The rear garden is a good size and benefits from having a decked patio and is also low maintenance.

### **Single Garage / Storage:**



The property comes with a single garage which would provide a useful space for storage

### **Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: C

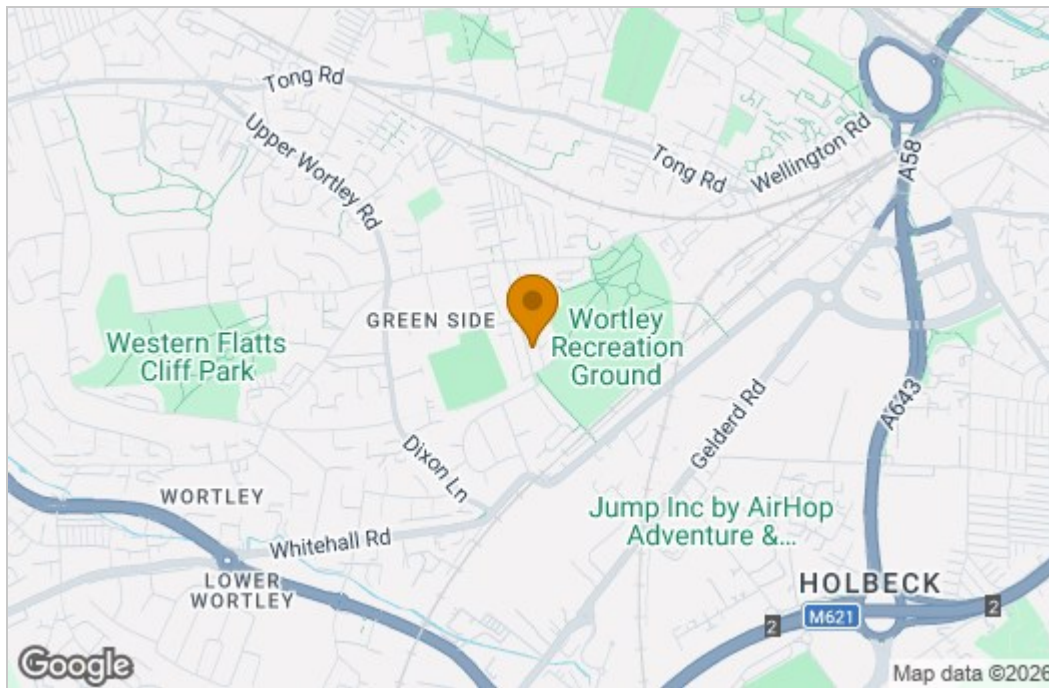
### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-6000-8050-0298-8721>

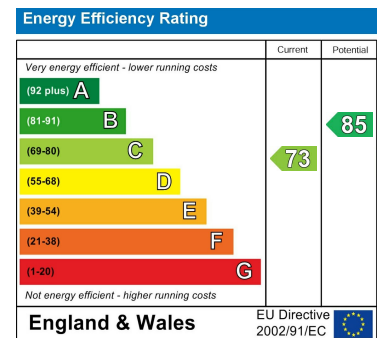
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.