



**Blenkinsop Avenue, Leeds LS10 4WJ**

**welcome to**

## **Blenkinsop Avenue, Leeds**

A PERFECT FTB/YOUNG FAMILY HOME, THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER and HOUSE BATHROOM. PARKING to the front for two cars and an ENCLOSED LAWNED GARDEN to the rear.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC and door leading into the kitchen/diner.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Kitchen/Diner**

13' 4" x 11' 5" ( 4.06m x 3.48m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven, gas hob, integrated dishwasher, washing machine and fridge freezer, gas central heating radiator and uPVC double glazed window to the front.

### **Living Room**

11' 8" x 14' 8" ( 3.56m x 4.47m )

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator, storage cupboard.

### **First Floor Landing**

Gas central heating radiator, loft access which is part boarded. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

9' 8" x 14' 9" ( 2.95m x 4.50m )

uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

### **Bedroom Two**

9' 9" x 7' 2" ( 2.97m x 2.18m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

7' 2" x 6' 6" ( 2.18m x 1.98m )

uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the side.

### **Exterior**

Lawn area to the front and parking for two cars and to the rear is a lawned garden with paved area and fence boundaries.

### **Please Note:**

Please note there is a greenspace charge of approx £150 per annum.





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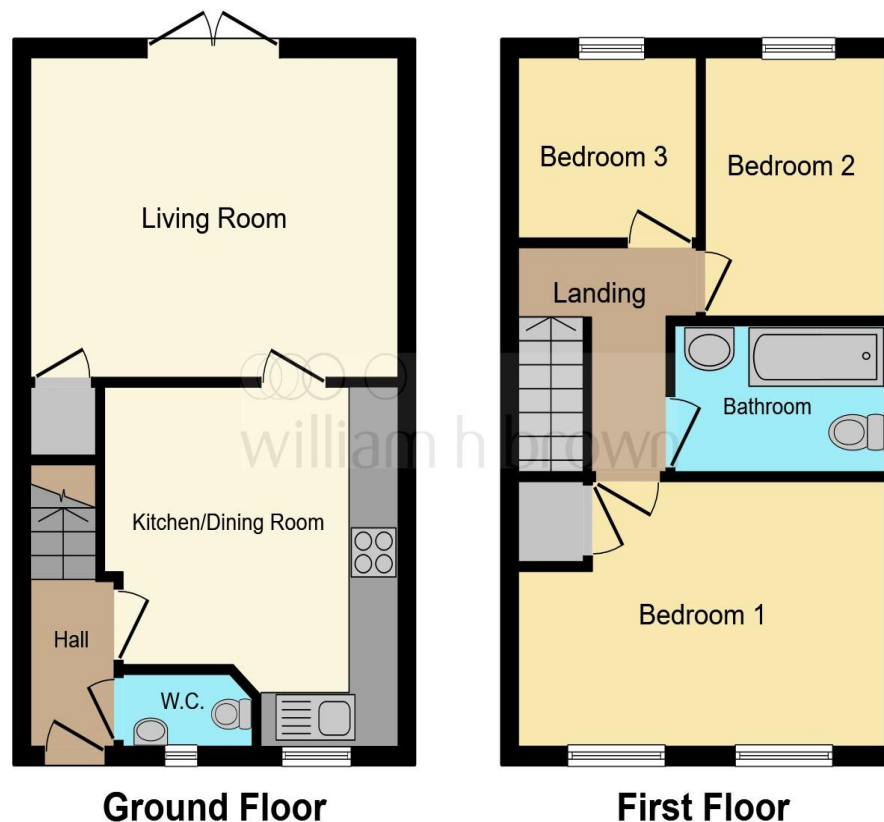
welcome to

## Blenkinsop Avenue, Leeds

- Three bedroom semi detached accommodation
- Perfect FTB/young family home
- Downstairs WC
- Kitchen/diner
- Enclosed lawned garden to the rear

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over  
**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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