



Austhorpe Avenue, Leeds LS15 8QA

welcome to

Austhorpe Avenue, Leeds

MOVING ON UP? If your looking for a SPACIOUS family home then take a look at this EXTENDED semi detached property! Offering GENEROUS living accommodation throughout which includes THREE good size bedrooms, PLUS a loft room AND a summer house to the rear garden, this is one NOT TO BE MISSED!



Entrance Hall

Having the entrance door to the side of the property, a gas central heating radiator, and stairs to the first floor landing.

Lounge

Featuring a double glazed bay window to the front aspect, a fire place with an electric fire, and a gas central heating radiator.

Dining Room

Having a window to the front aspect, a fire place with a gas fire, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base unites with work surfaces over. Includes a sink and drainer with mixer tap, a double electric oven, gas hob, tiling to the splash area and a cooker hood unit over. Also includes a double glazed window to the rear, and a door to the utility room.

Utility Room

Fitted with a sink, low level cupboard, work surfaces, plumbing for a washing machine and space for a dryer. Double glazed window to the rear and a door to the garden.

W.C

Fitted with a w.c

First Floor Landing

With stairs rising from the ground floor and having doors to the three bedrooms and the shower room.

Bedroom One

With a double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the front and a gas central heating radiator.

Bedroom Three

With a double glazed window to the rear aspect, a gas central heating radiator, and a dressing room.

Shower Room

Equipped with a modern shower room which includes a shower cubicle, a wash hand basin set within a vanity storage units, and the low level flush w.c. Extractor fan, tiling, and a double glazed window to the rear.

Second Floor

With stairs continuing from the first floor leading to the loft room

Loft Room

Currently used as a bedroom, the loft is fitted with a window to the front, storage to the eaves, a gas central heating radiator and ceiling spotlights.

Exterior

Externally the property has a block paved driveway with double gated access, which then leads to the detached garage.

To the rear is a further garden space which includes a raised decked area and steps down to the lawn and summer house.

Summer House

7' 7" max x 14' 4" max (2.31m max x 4.37m max)
A summer house with a bar area, an electric radiator, laminate flooring, power and lighting.

Garage

A detached garage with an up and over door.



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welcome to

Austhorpe Avenue, Leeds

- Extended Semi Detached Home
- Three Good Size Bedrooms
- Open Plan Kitchen Diner
- Utility Room
- Ample Off Street Parking

Tenure: Freehold EPC Rating: Awaited

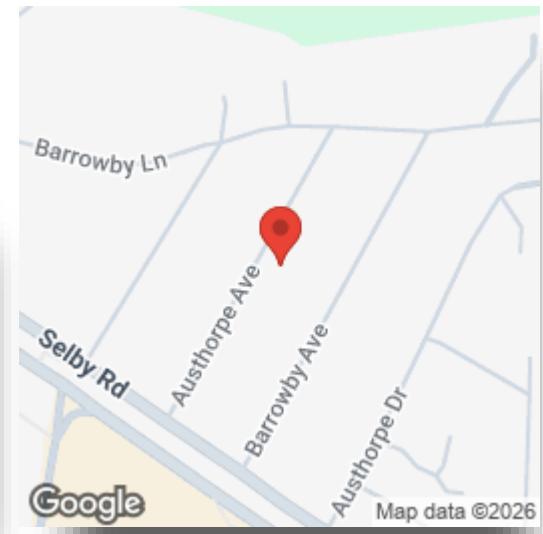
Council Tax Band: C

£375,000



Total floor area 154.9 m² (1,677 sq ft.) approx
These floor areas are calculated in accordance with the RICS Code of Measuring Practice. The areas including any habitable areas, stairs, landings and circulation 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 inaccuracy. It partly may vary upon its own importance. Powered by www.propertylink.co.uk

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Please note the marker reflects the postcode not the actual property



Property Ref:
CGT111554 - 0003

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