



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 units 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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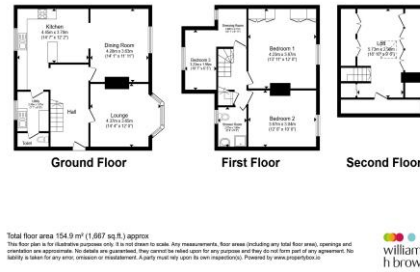
welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111554 - 0003

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