





Glenthorpe Avenue,Leeds LS9 7QR

william
h brown

welcome to

Glenthorpe Avenue, Leeds

Located in a highly convenient area close to the A64, this mid-terrace home offers spacious accommodation throughout and benefits from two double bedrooms. The property also features a spacious cellar, providing excellent additional space.

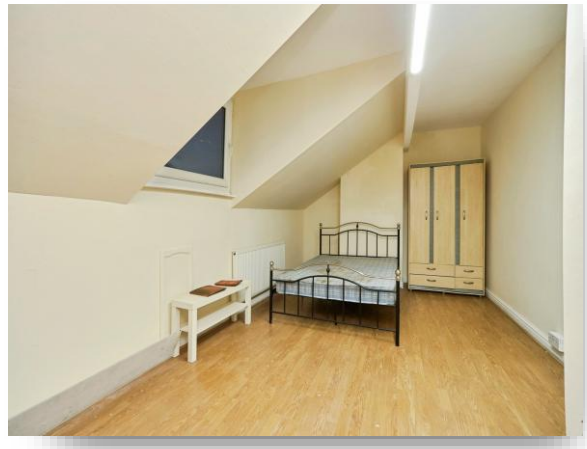












Gound Floor
Living Room
A great-sized lounge featuring a large front double-glazed window. The space is further enhanced by a fitted radiator and attractive coving to the ceiling, creating a welcoming and characterful living area.

Kitchen
The kitchen features a front double-glazed window and a door providing access to the cellar. Fitted with a range of wall and base units, the room offers worktop space, a sink with drainer, and an integrated oven with gas hob and extractor hood above, creating a practical and functional space.

First Floor
Bedroom Two
A spacious double bedroom featuring a front double-glazed window and fitted radiator. The room is further enhanced by useful built-in cupboard storage and attractive laminate flooring, creating a practical and comfortable space.

Bathroom
A good-sized bathroom featuring a front double-glazed window and fitted chrome heated towel radiator. The suite comprises a bath with shower over, wash hand basin, and WC.

Second Floor
Bedroom One
A spacious double bedroom featuring a front double-glazed window and fitted radiator. This is a bright and well-presented room.

Cellar
The cellar is accessed via a door from the kitchen and offers excellent additional space to the home. Featuring a front double-glazed window, this versatile area could be used for storage or other needs.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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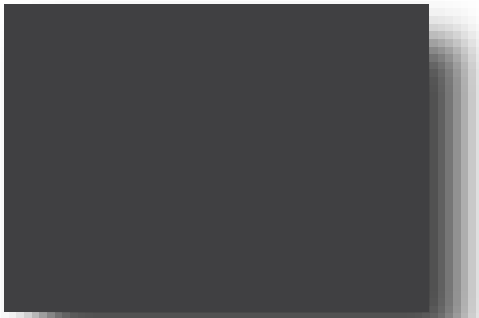
Glenthorpe Avenue, Leeds

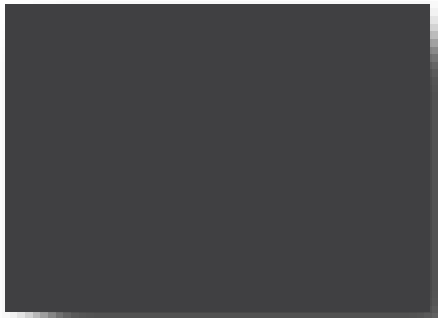
- MID TERRACE
- TWO DOUBLE BEDROOMS
- LARGE CELLAR SPACE
- HIGHLY CONVENIENT LS9 LOCATION
- NO ONWARD CHAIN

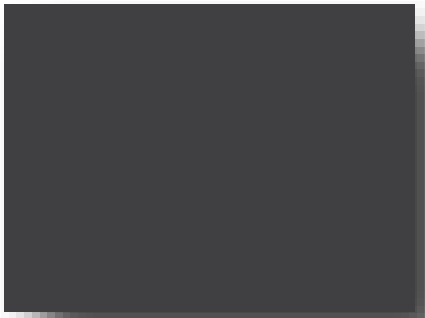
Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110008

The Property Ombudsman

Property Ref:
OAK110008 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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