



**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.



**view this property online** [williamhbrown.co.uk/Property/CGT111554](http://williamhbrown.co.uk/Property/CGT111554)



welcome to

## Austhorpe Avenue, Leeds

- GUIDE PRICE £350,000 - £375,000
- Extended Semi Detached Home
- Three Good Size Bedrooms
- Open Plan Kitchen Diner / Utility Room
- Ample Off Street Parking

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

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT111554](http://williamhbrown.co.uk/Property/CGT111554)



Property Ref:  
CGT111554 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**