

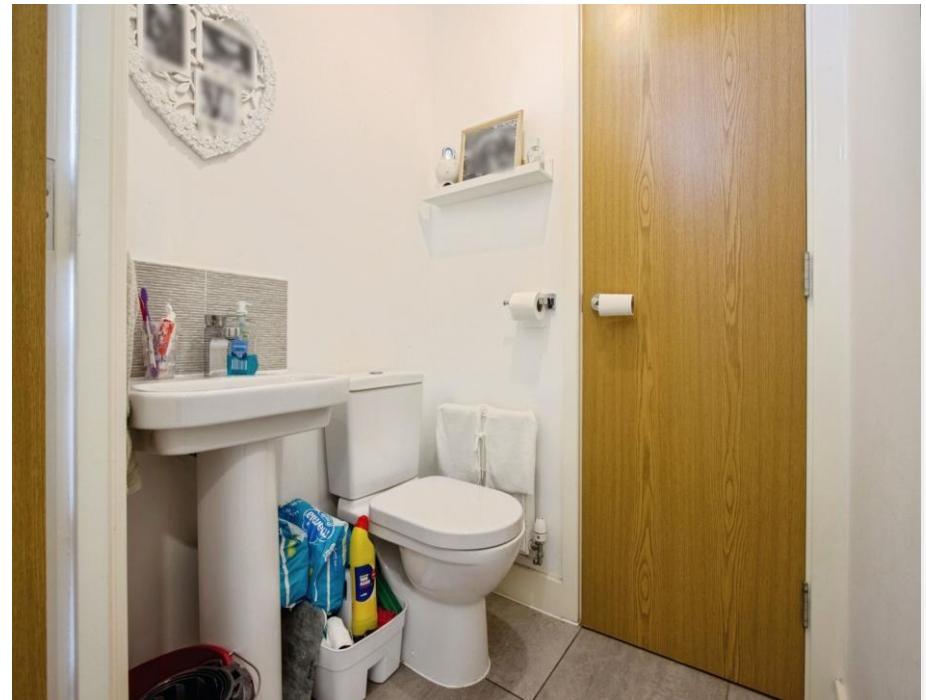


Azalea Avenue, Seacroft Leeds LS14 6WF

welcome to

Azalea Avenue, Seacroft Leeds

Guide Price £320,000 - £330,000 A spacious and well-presented property features four generous bedrooms, a bright and welcoming living space, front and rear gardens, off-street parking, and a garage. Perfectly suited for family living, it offers comfort, convenience, and charm in a desirable location



The ground floor of this charming home features a welcoming lounge and a well-appointed kitchen and a guest W/C with a staircase leading to the first floor. Upstairs, the first floor offers two versatile bedrooms that can be adapted to suit a variety of needs, along with a modern family bathroom. The second floor comprises two further bedrooms, one of which benefits from its own en-suite, providing a private and comfortable space ideal for guests or a master suite.

The property benefits from a secure garage with convenient access via a side door leading directly from the rear garden. Ideal for storage, parking, or workshop use, this feature adds practicality and ease to everyday living.

Ground Floor

Lounge

16' 6" MAX x 11' 6" MAX (5.03m MAX x 3.51m MAX)

Kitchen

13' 1" MAX x 11' 5" MAX (3.99m MAX x 3.48m MAX)

Guest W/C

First Floor

Bedroom Three

11' 1" MAX x 11' 3" MAX (3.38m MAX x 3.43m MAX)

Bedroom Four

10' 6" MAX x 10' 10" MAX (3.20m MAX x 3.30m MAX)

Bathroom

Second Floor

Bedroom One; En-Suite

10' 11" MAX x 11' 6" INTO WARDROBES (3.33m MAX x 3.51m INTO WARDROBES)

Bedroom Two

11' 6" MAX x 11' MAX (3.51m MAX x 3.35m MAX)



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Azalea Avenue, Seacroft Leeds

- Guide Price **£320,000- £330,000**
- SEMI-DETACHED FAMILY HOME
- ACCOMMODATION ACROSS THREE FLOORS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£320,000



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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.



Property Ref:
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