



Clifton Avenue, Leeds LS9 6EU

welcome to

Clifton Avenue, Leeds

Offered with NO ONWARD CHAIN, this three-bedroom mid-terrace home in the LS9 area of Leeds features an enclosed front yard, a spacious cellar, and generous living space throughout. Located close to a range of amenities, this property is likely to appeal to a wide variety of buyers.



Clifton Avenue Ground Floor

Lounge

The lounge features front double-glazed windows and a fitted radiator. It is a good-sized, cosy room, finished with newly fitted carpet flooring.

Kitchen

The kitchen is accessed through a door from the lounge and includes a front-facing double-glazed window. It also has a door leading down to the basement. The kitchen is fitted with a sink and drainer, integrated appliances, and a selection of wall and base units.

First Floor Bedroom One

Bedroom one is a well-sized double room, featuring a front-facing double-glazed window and a fitted radiator. The room also benefits from fitted wardrobes spanning an entire wall, providing excellent additional storage space. Finished with newly fitted carpet flooring.

Bathroom

The bathroom features a front-facing double-glazed window and is fully tiled to both the walls and floor. It includes a wash basin, toilet, and a bath.

Second Floor Bedroom Two

Bedroom two features a front double-glazed window and a fitted radiator. Complete with newly fitted carpet flooring.

Bedroom Three

Bedroom three features a front double-glazed window and a fitted radiator. It offers flexible space that could work well as a bedroom or study. The bedroom is complete with newly fitted carpet flooring.

Basement

The basement is accessed through a door in the

kitchen and offers a generous amount of space, making it ideal for a variety of uses. It also benefits from a window.

Outside

The property benefits from a fully enclosed front yard of a good size, newly paved and bordered by a wall and gate. A small set of steps leads up to the front door, complete with a handrail.



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welcome to

Clifton Avenue, Leeds

- NO ONWARD CHAIN
- THREE BEDROOM
- MID TERRACE
- ENCLOSED FRONT YARD
- SPACIOUS BASEMENT AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109741 - 0003

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