



## 11 Wheelwright Avenue Leeds



### 3 Bedroom House - Semi-Detached £230,000

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# 11 Wheelwright Avenue, Leeds, West Yorkshire, LS12 4UW

## GROUND FLOOR:

### Entrance Hallway:

Entrance via a part glazed front entrance door, stairs rising to the first, central heating radiator

### Living Room:



Double glazed window, central heating radiator, ample space for a range of living room furniture

### Fitted Breakfast Kitchen / Diner:



Double glazed window, part glazed door giving access to a porch area and the rear garden, a range of fitted wall, drawer & base units, work surfaces, gas cooking point with an extractor hood above, eye level oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a breakfast counter, ample space for a dining table and chairs

### Porch:

To the rear of the property there is a porch giving access to the rear garden

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to a loft space

### Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator, good sized single bedroom

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

## TO THE OUTSIDE:

### Gardens:



The front garden has a lawn and is low maintenance. The rear garden is also laid to lawn and fully enclosed.

## Off Street Parking / Driveway / Garage:



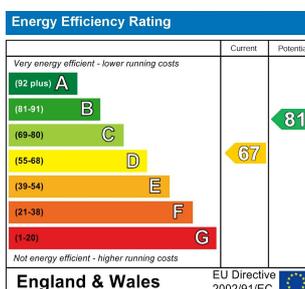
A driveway provides useful off street parking for three family sized cars and a garage provides additional parking and very useful storage

## Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2111-5725-4095-9593-1139>



# Floor Plan

## Ground Floor



## First Floor

