



Brooklands Avenue, LEEDS LS14 6RS

welcome to

Brooklands Avenue, LEEDS

SEARCHING FOR your perfect property? Then this home could be RIGHT UP YOUR STREET! Offering MODERN living accommodation throughout, this fantastic semi detached includes a GROUND FLOOR W.C, and a master bedroom with an EN-SUITE, plus a FAMILY bathroom; call us TODAY to view!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and a door to the w.c.

W.C

Equipped with a wash hand basin, a low level flush w.c, a gas central heating radiator and a double glazed window to the front.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, and electric oven with a gas hob, matching splash back, and a cooker hood unit over. Also includes an integrated washing machine, dish washer, and fridge freezer, double glazed windows to the front and side, plus French doors leading out to the garden. Gas central heating boiler, and a central heating radiator.

Lounge

Featuring double glazed windows to the side and front aspects, a useful under stair storage cupboard and a central heating radiator.

Bedroom One

With a double glazed window to the front, a central heating radiator, built in storage cupboard and a door to the en-suite.

En-Suite

Consisting of a shower cubicle, wash hand basin set within a vanity storage unit, and the w.c. Part tiling, and a double glazed window to the front aspect.

Bedroom Two

Having a double glazed window to the front and a double glazed window to the side, plus a central heating radiator.

Bedroom Three

Double glazed window to the side aspect, and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin, and a w.c. Also includes a heated towel rail, tiling to the splash areas and a double glazed window to the side.

Exterior

Externally this double fronted home has a lawned garden to the front with a pathway to the front door, and an enclosed garden space featuring a lawn area, a pathway and paved seating area, plus an area laid to bark chippings and stepping stones to a garden shed.

Please Note

The property is currently subject to a management fee of £217 per year.



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Brooklands Avenue, LEEDS

- Double Fronted Semi Detached Home
- Three Bedrooms
- Master Bedroom With En-Suite
- Ground Floor W.C
- Modern & Beautifully Presented Throughout

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

£245,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111815 - 0002

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