



Brooklands Avenue, Leeds LS14 6RU

welcome to

Brooklands Avenue, Leeds

STOP SCROLLING - This house could be RIGHT UP YOUR STREET! Ideal for the FAMILY, this THREE BEDROOM property offers PLENTY of storage with accommodation which includes a GROUND FLOOR W.C! Viewing is a MUST to truly appreciate everything this home has to offer, CALL US TODAY!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

Lounge

Featuring double glazed windows to both the front and rear, two gas central heating radiators, and ceiling spotlights.

Kitchen

Comprising of a fitted kitchen with a range if both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood over. Also includes a useful under stair storage cupboard, a storage cupboard housing the utility meters, a gas central heating radiator, double glazed window to the rear, and door to the side hall.

Side Hall

With an entrance door to the side aspect, a door to storage room, and a door to the W.C.

W.C

Equipped with a w.c, tiling to the walls and floor, plus a window to the rear.

First Floor Landing

With stair rising from the ground floor and having a storage cupboard, window to the side, and an access hatch to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

House Bathroom

Consisting of a three piece bathroom suit which includes a bath with a shower over, a wash hand basin, and the w.c. Also has ceiling spotlights, tiling to all visible areas, a gas central heating radiator, and a double glazed window to the side.

Exterior

Externally the property has a lawned garden to three sides with a pathway to the front door and around to the rear.

The property also has a mains connected CCTV system with four cameras, plus an alarm system, and flood lights to the front and rear with sensors.



view this property online williamhbrown.co.uk/Property/CGT111776



welcome to

Brooklands Avenue, Leeds

- Semi Detached Home
- Three Bedrooms
- Ground Floor W.C
- Perfect For The Young Family Buyer
- Gardens To Three Sides

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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111776



Property Ref:
CGT111776 - 0002

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



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



williamhbrown.co.uk