



Hazel Avenue, Leeds **£335,000**



YOUR MOVE
James Barrett



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



Description

A significantly extended and well appointed detached family property occupying a surprisingly large plot in a lovely position adjacent to woodland. The property is located at the head of a short cul de sac within this well regarded residential area which is very well placed for everyday amenities, schools, transport links, the City Centre and yet is just a short stroll away from open countryside. The accommodation which has been greatly improved by the current owners briefly comprises: Hallway, ground floor wc, living room, dining/sitting room, breakfast kitchen with island and integrated appliances, conservatory, four bedrooms, study/dressing area and family bathroom. The excellent sized gardens are a particular feature of this property, offering a good degree of privacy and featuring a shaped lawn and large patio area. There is also a hot tub available by separate negotiation. The gated driveway provides ample parking and leads to a single garage, there's also additional on street parking. This is an excellent family property in a great area and we strongly recommend a viewing. EPC rating C.

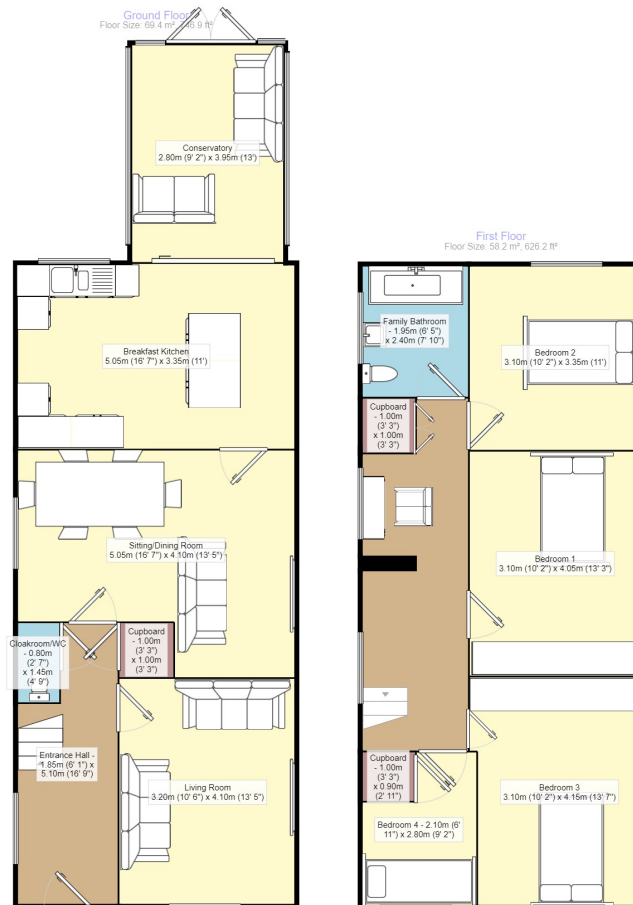
Council Tax

Band D

EPC

EPC Rating C

For full EPC please contact the branch.



Measurements are approximate. Not to scale. For illustrative purposes only.

50 Austhorpe Road, Leeds, LS15 8DX
0113 2641664 * LeedsEast@your-move.co.uk



YOUR MOVE
James Barrett

your-move.co.uk