

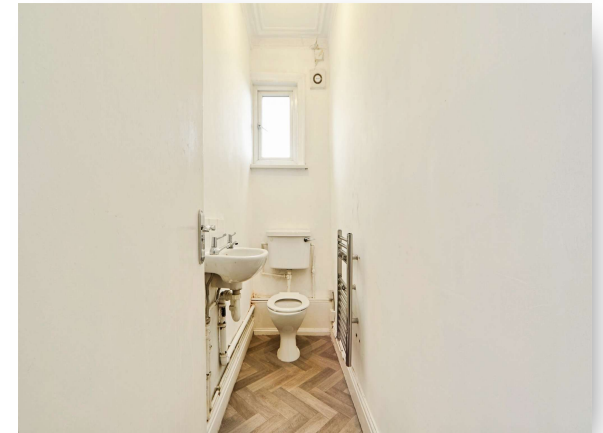


**Harehills Avenue, Leeds LS8 4ET**

**welcome to**

**Harehills Avenue, Leeds**

Spacious and versatile five-bedroom features include two kitchens, three bathrooms, and four reception rooms, making it ideal for multi-generational living or an exciting investment opportunity. A mid-terrace property spread over four floors, offering huge potential and scope for modernisation.



## Ground Floor Entrance Hall

Enter from the front into the hallway with stairs leading to the lower ground and first floor.

## Lounge

13' 9" Max x 13' 9" Max ( 4.19m Max x 4.19m Max )  
A good size lounge with feature fireplace.

## Dining Room

14' 8" Max x 11' 1" Max ( 4.47m Max x 3.38m Max )  
A separate dining room, perfect for more formal dining and entertaining.

## Kitchen

10' 9" Max x 8' 8" Max ( 3.28m Max x 2.64m Max )  
Offering a range of wall and base units with work surfaces incorporating a sink, drainer and there are spaces for all appliances.

## Lower Ground Floor

### Reception Room

14' 2" Max x 10' 9" Max ( 4.32m Max x 3.28m Max )  
A spacious and versatile room with access to a shower room.

## En Suite

With a shower, wash hand basin and wc.

## Reception Room

14' 3" Max x 13' 7" Max ( 4.34m Max x 4.14m Max )  
A second reception room which could have a number of uses depending on the buyers needs.

## Kitchen

11' Max x 8' 6" Max ( 3.35m Max x 2.59m Max )  
The kitchen offers a range of base units with work surfaces incorporating a sink, drainer and there are spaces for appliances. A door to the rear leads out to the garden.

## First Floor Bedroom One

14' 4" Max x 10' 11" Max ( 4.37m Max x 3.33m Max )  
A double bedroom positioned to the rear elevation

with space for free standing furniture.

## Bedroom Two

13' 8" Max x 12' 10" Max ( 4.17m Max x 3.91m Max )  
A double bedroom positioned to the front elevation with space for free standing furniture.

## Bedroom Five

9' 10" Max x 7' 9" Max ( 3.00m Max x 2.36m Max )  
A single bedroom positioned to the front elevation with space for free standing furniture.

## Bathroom

Having a bath with shower over, wc and wash hand basin.

## Wc

With a wc and wash hand basin.

## Second Floor

### Bedroom Three

13' 9" Limited head height x 9' 9" Limited head height ( 4.19m Limited head height x 2.97m Limited head height )  
A double bedroom positioned to the front elevation with space for free standing furniture.

### Bedroom Four

13' 8" Limited head height x 8' 4" Limited head height ( 4.17m Limited head height x 2.54m Limited head height )  
A good size bedroom positioned to the rear elevation with space for free standing furniture.

## Shower Room

Having a shower cubicle, wc and wash hand basin.

## Outside

To the rear there is a low maintenance garden with off street parking.



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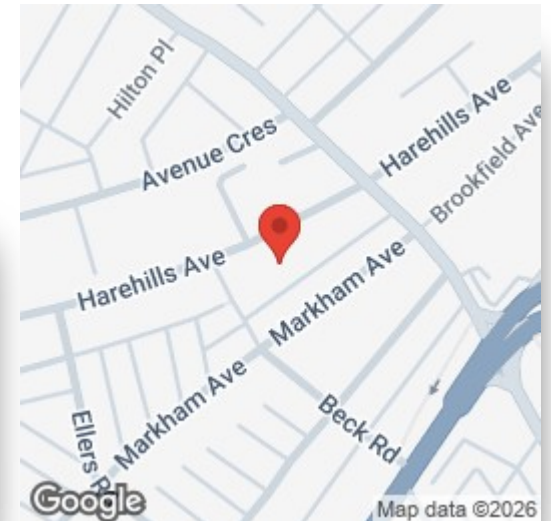
## Harehills Avenue, Leeds

- SPACIOUS MID TERRACE HOUSE
- FIVE BEDROOMS WITH POTENTIAL FOR SEVEN
- ARRANGED OVER FOUR FLOORS
- THREE BATHROOMS
- TWO KITCHENS

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

offers in the region of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109212 - 0007

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