



Brooklands Avenue, LEEDS LS14 6RU

welcome to

Brooklands Avenue, LEEDS

JUST BRING YOUR THINGS and MOVE IN! Having recently undergone RENOVATIONS, this THREE BEDROOM HOME is IDEAL for the FAMILY BUYER and includes a kitchen with UTILITY ROOM, a GROUND FLOOR W.C, and a SUPERB rear garden which simply oozes potential!



Entrance Hall

Having the entrance door to the side of the property, a door to the ground floor w.c, a useful storage cupboard, and an opening to the utility area.

W.C

Equipped with a low level flush w.c, wash hand basin, and a double glazed window to the rear.

Utility / Additional Kitchen

Having a window to the side aspect, a stainless steel sink with mixer tap, a gas hob, base units and a work surface.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also has a double glazed window to the rear, the entrance door to the front, a gas central heating radiator, and stairs to the first floor landing.

Lounge

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and the w.c. Tiling to all visible areas, extractor, and two double glazed windows.

Exterior

Externally the property has a low maintenance garden space to the front, while to the rear is an enclosed rear garden offering lots of potential for landscaping.

Vendor Notes

The renovation of this property includes a new roof, rewiring, a new central heating system and boiler, garden fencing, plastering, and new doors and door frames.



view this property online williamhbrown.co.uk/Property/CGT111727



welcome to

Brooklands Avenue, LEEDS

- Semi Detached Home
- Three Good Size Bedrooms
- Kitchen With Utility
- Ground Floor W.C
- Recently Renovated Throughout

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

offers over

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111727



Property Ref:
CGT111727 - 0004

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