





Overdale Avenue,Leeds LS17 8TE

william h brown

welcome to

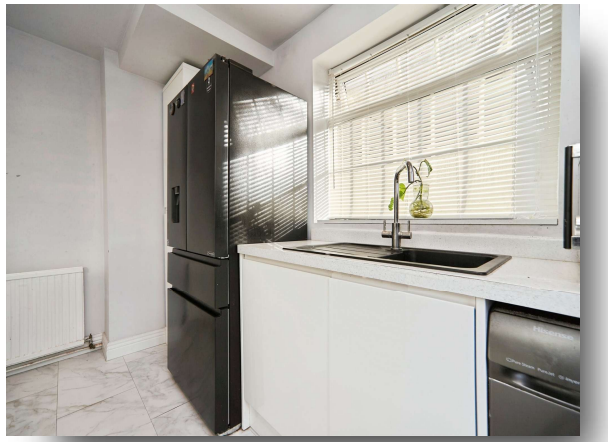
Overdale Avenue, Leeds

READY TO MAKE A MOVE? Why not CALL US to book a viewing of this FANTASTIC semi detached home is set in a HIGHLY DESIRABLE residential location and is and is PERFECT for the family buyer. With THREE BEDROOMS, a garden REAR plus a GARAGE and generous OFF STREET PARKING, this is a MUST SEE!













Entrance Porch
Having a upvc entrance door to the side aspect and double glazed windows to three side, with a brick built base. Fitted storage cupboard, laminate flooring, and a door to the living room.

Living Room
Featuring a double glazed window to the front, a fire place with surround and heath, plus two gas central heating radiators. Also includes stairs to the first floor landing, a useful under stair storage cupboard, laminate flooring, and an opening to the dining area.

Dining Room
With double glazed patio doors to the rear aspect, a gas central heating radiator, and laminate flooring.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a resin sink and drainer, an oven and hob with a cooker hood unit over. Also includes an integrated dishwasher, plumbing for a washing machine and space for a free standing fridge freezer. Cupboard housing the gas central heating boiler, a double glazed window to the side, a double glazed window to the rear and a door leading out to the rear.

First Floor Landing
With stairs rising from the ground floor and having a double glazed window to the side, plus an access hatch to the loft.

Bedroom One
Double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Two
Double glazed window to the rear, fitted wardrobes, and a gas central heating radiator.

Bedroom Three
Double glazed window to the front, built in storage cupboard, and a gas central heating radiator.

House Bathroom
Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes built in storage, chrome heated towel rail, and a double glazed window to the rear.

Exterior
Externally the property has an open garden space to the front with block paving and a driveway, plus gated access to the rear.

The rear garden is mostly laid to lawn and has a patio seating area, greenhouse, and garage access.

Garage
A detached garage with double doors to the front, and a window to the side aspect.

welcome to

Overdale Avenue, Leeds

- Three Bedroom Semi Detached Home
- Highly Desirable Location
- Recently Installed Kitchen
- Two Reception Rooms
- Refurbished Bathroom

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

offers over

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110102

The Property Ombudsman

Property Ref:
OAK110102 - 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.

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