KATH | WELLS

ESTATE AGENTS & VALUERS

10 Westfield Avenue
Leeds

3 Bedroom House - Semi-Detached
£320,000

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GROUND FLOOR:

Entrance Hallway:

Entry via front door into spacious hallway with access to all lower floor rooms, access to first floor via staircase, modern decor and central heating radiator with cover, coving to ceiling.

Living Room:

UPVC French Doors to front elevation providing access to garden and raised patio area, a modern fire surround with marble back and hearth, modern decor with feature wall, central heating radiator.

Fitted Dining Kitchen:

Double glazed window to rear and side elevation, a range of Modern Fitted Wall and Base units with three ovens and integral microwave, ceramic sink with drainer and accent Copper Tap., Coordinating wooden Butchers Block work surfaces, Kitchen Island with Induction Hob, Dining area with Double Glazed Window to Side elevation, Access into Utility area, Access to side elevation via UPVC Part Glazed Door, Modern flooring creating a True Heart of this Home.

Utility Room:

Double glazed window to the side elevation, Plumbing for washing machine and space for dryer, Butchers Block Work Surface.

Cellar:

Accessed via Hallway, a great space for storage, with power and light.

FIRST FLOOR:

Landing:

Double Glazed door to Side Elevation, access to all First Floor Accommodation. Access to loft space.

Bedroom One:

Double glazed window to Front elevation, a range of Fitted Wardrobes providing essential storage, a central heating radiator.

Bedroom Two:

Double Glazed window to rear elevation, Central heating radiator, fitted wardrobes with mirrored sliding doors, light and cosy decor.

Bedroom Three:

Double glazed window to rear elevation, Beautifully decorated with modern wallpaper, a great size third bedroom, central heating radiator.

Bathroom:

Double glazed opaque window to rear elevation, a modern Free Standing Bath with Floor Standing taps in Copper and vanity shelf to side, Vanity Unit with Ceramic Basin and Copper mixer tap, part tiled with Grey heated towel warmer, wood effect flooring, a lovely space ideal for relaxing.

Separate WC:

Opaque window to side elevation, a low flush WC, fully tiled walls with feature border tile.

TO THE OUTSIDE:

Gardens:

To the front elevation access via wrought iron gate, fully enclosed with brick built walls, raised paved patio area, grey slate beds, a great low maintenance are to enjoy the sun. To the rear elevation access to Single Garage via driveway, path leading to rear entrance door, evergreen hedging and magnolia tree feature.

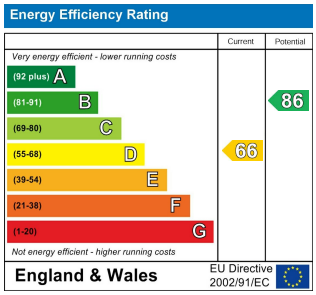
Off Street Parking / Driveway / Detached Single Ga

Concrete Driveway leading to Single Garage with up and over door,

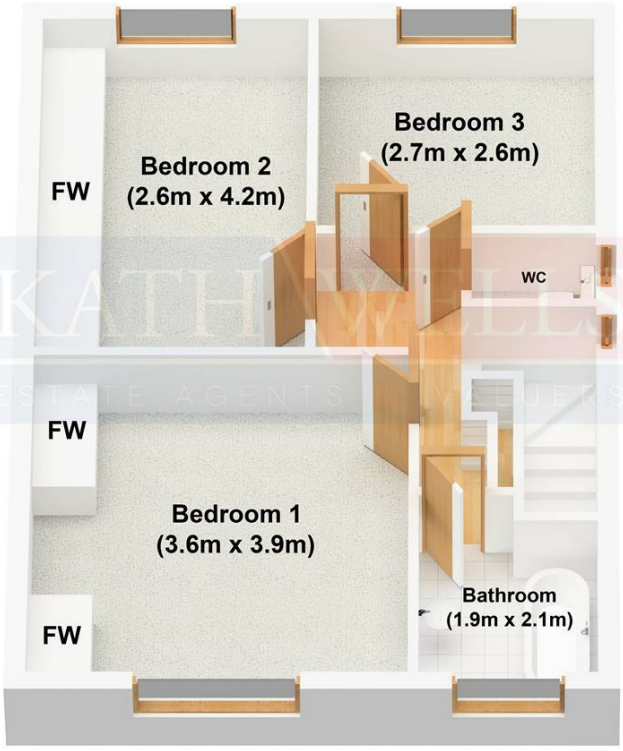
Council Tax Band & EPC Rating:
Council Tax Band: D. EPC Rating: D

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2020-3127-9060-8201-1705

Property Tour;
https://player.vimeo.com/video/1172993223?h=8d1c4cd46f



Floor Plan

Ground Floor

First Floor