





May Avenue,Churwell Leeds LS27 7GJ

william h brown

welcome to

May Avenue, Churwell Leeds

FABULOUS FAMILY HOME, MODERN and WELL PRESENTED throughout, READY TO MOVE INTO, TWO RECEPTION ROOMS, DOWNSTAIRS WC, FITTED KITCHEN, UTILITY ROOM, MEDIA ROOM, FOUR DOUBLE BEDROOMS, ENSUITE to master bedroom and MODERN HOUSE BATHROOM. DRIVEWAY, GARAGE, GYM, ENCLOSED LAWNED and DECKED REAR GARDEN.

Entrance Hall
uPVC double glazed door to the front, uPVC double glazed window to the front, stairs leading to the first floor landing. Access into the living room, dining room, downstairs WC, kitchen and snug.

Living Room
uPVC double glazed bay window to the front, wood flooring, gas central heating radiator.

Dining Room
uPVC double glazed window to the front, gas central heating radiator.

Downstairs Wc
Low level flush WC, wash hand basin, gas central heating radiator.

Kitchen
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven and grill, gas hob, extractor fan, space for a fridge freezer, gas central heating radiator, uPVC double glazed window to the rear. Access into the utility room.

Utility Room
Base units with work surfaces over, space for washing machine and dishwasher, gas central heating radiator, upgraded gas central heating boiler, uPVC double glazed door to the rear.

Media Room
uPVC double glazed patio doors leading out to the rear garden, gas central heating radiator.

First Floor Landing
Loft access. Access to all four bedrooms and house bathroom.

Bedroom One
uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

Ensuite
A modern fitted ensuite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, heated towel rail, tiled walls and floor, uPVC double glazed window to the front.

Bedroom Two
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom
A modern fitted three piece suite comprising of a bath with shower over, low level flush WC, wash hand basin with vanity unit, heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior
Driveway to the front leading to the garage, pathway to the front door with hedge boundaries, gated access leading to the enclosed lawned rear garden, a beautiful space with decked seating area, graveled borders and wall boundaries, perfect for entertaining and all the family to enjoy.







Double Garage
16' 10" MAX x 17' 1" MAX (5.13m MAX x 5.21m MAX)
With up and over door to the front, power and light, gym to the rear of the garage.

Gym
11' 11" x 8' 5" (3.63m x 2.57m)
Power and light.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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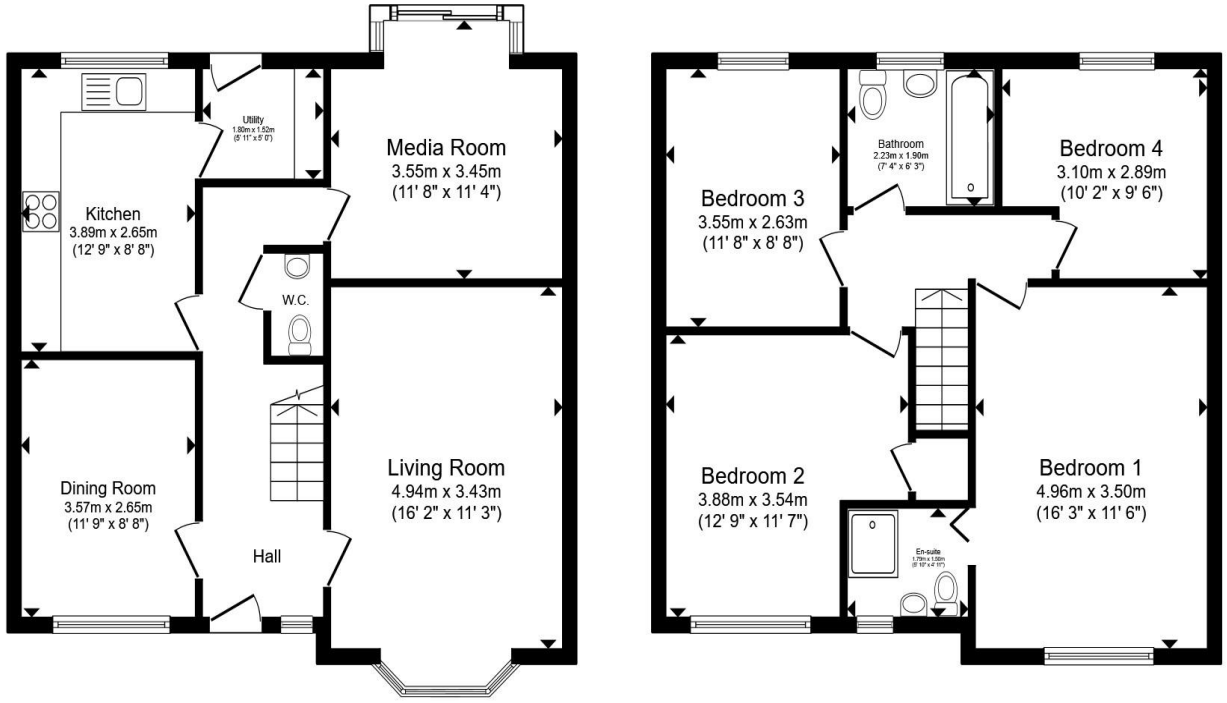
May Avenue, Churwell Leeds

- Four double bedroom detached family home
- Recently renovated throughout
- Enclosed lawned and decked rear garden
- Downstairs WC & utility room with upgraded boiler
- Two reception rooms and a media room

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

offers in the region of

£455,000



Total floor area 128.1 m² (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MLY112273 - 0007

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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