



**Sandhurst Avenue, Leeds LS8 3QT**

**welcome to**

**Sandhurst Avenue, Leeds**

Viewing is highly recommended for this two-bedroom semi-detached home, situated in the LS8 area of Leeds, which offers two double bedrooms, a good size kitchen-diner, and a spacious enclosed garden. It benefits from excellent access to local amenities and nearby schools.



## **Sandhurst Avenue**

### **Ground Floor**

#### **Hallway**

Stepping through the front door brings you into the hallway, where the staircase rises directly ahead to the first floor. The kitchen–diner sits to the left, while the lounge opens off to the right.

#### **Lounge**

The lounge benefits from double-glazed windows at both the front and rear, and offers a good amount of space.

#### **Kitchen/ Diner**

The kitchen–diner includes two double-glazed windows and a fitted radiator. It also offers a useful storage cupboard and a rear door that opens directly into the garden. The space is large enough to accommodate a dining area comfortably. The kitchen is equipped with wall and base units, an integrated gas hob and oven with an extractor fan above, a sink with drainer, and plumbing for a washing machine.

### **First Floor**

#### **Bedroom One**

Bedroom one is a good sized double room, featuring double-glazed windows to both the front and rear, along with a fitted radiator. Finished with laminate flooring.

#### **Bedroom Two**

Bedroom two is a double room featuring a side double-glazed window and a fitted radiator, finished with laminate flooring.

#### **Shower Room**

The shower room features a side double-glazed window, a toilet, a wash basin, and a shower cubicle. It is finished with fully tiled walls and flooring.

#### **Outside**

The front garden is enclosed with a wall and gates, with hedging along the side. It is partly paved and partly laid to lawn. While it would benefit from some tidying, its generous size offers plenty of potential.

There is also a good size back garden which holds good potential.



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## Sandhurst Avenue, Leeds

- SEMI DETACHED
- TWO BEDROOM
- ENCLOSED SPACIOUS FRONT AND REAR GARDENS
- KITCHEN / DINER
- LS8 LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK106806 - 0007

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