

Hazel Avenue,Leeds LS14 2HW

william h brown

welcome to

Hazel Avenue, Leeds

READY to move in to, this SEMI DETACHED HOME offers EVERYTHING you could possibly need from your PERFECT HOME! From its TWO DOUBLE BEDROOMS, FANTASTIC KITCHEN and SHOWER ROOM, plus the bonus of OFF STREET PARKING, rear garden & GARAGE, this is a MUST SEE!













Entrance Porch
Having the entrance door to the front aspect, and a double glazed window to the side. Door leading through to the lounge.

Lounge
Featuring a double glazed window to the front aspect, a vertical radiator, and stairs to the first floor landing.

Kitchen
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an inset cooker with an electric hob, tiling to the splash areas, and a cooker hood over. Also includes space and plumbing for a washing machine, space for a free standing fridge freezer, a vertical radiator, double glazed window to the rear and a door leading out to the rear garden.

Bedroom One
With a double glazed window to the front and a gas central heating radiator.

Bedroom Two
Double glazed window to the rear, gas central heating radiator, and built in storage.

Shower Room
A modern shower room with a walk in shower, a wash hand basin set within a vanity storage unit, and a w.c. Also includes additional storage cabinets, heated towel rail, and a double glazed window to the side.

Exterior
Externally the property has a block paved driveway to the front providing off street parking, while to the rear is an enclosed garage space with a decked seating area, a block paved area, and a pebble area.

Garage
A single detached garage with an up and over door to the front, an access door to the side, and a recently fitted roof.

welcome to

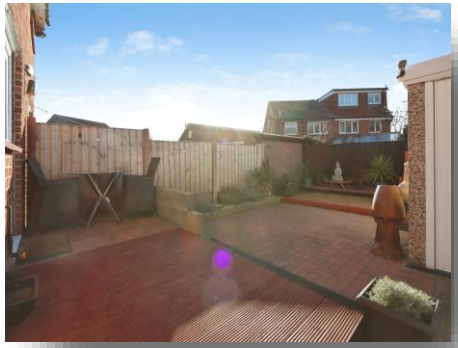
Hazel Avenue, Leeds

- Semi Detached Home
- Two Double Bedrooms
- Beautifully Presented Throughout
- Modern Kitchen & Shower Room
- Off Street Parking & Garage

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

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112365

The Property Ombudsman

Property Ref:
CGT112365 - 0002

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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