



## 9 MAVIS AVENUE

LEEDS, LS16 7LJ

£399,950  
FREEHOLD

Monroe is thrilled to present this charming 2-bedroom bungalow, it offers a fantastic opportunity to secure a home in one of North Leeds' most desirable postcodes. Combining the convenience of single level living with the essential additions of a garage and off street parking, this property is perfect for those seeking a peaceful yet well-connected lifestyle.

MONROE

SELLERS OF THE FINEST HOMES

# 9 MAVIS AVENUE

- Situated In A Sought After Area
- Great For Downsize
- Generous South Facing Plot
- Ample Off Road Parking
- Features A Garage For Secure Parking
- Scope to modernise and add value
- Well-balanced, practical room proportions
- Convenient location near amenities and transport links
- Loft Space For Convenience
- Two generous double bedrooms



Situated on Mavis Avenue in Leeds, this well-proportioned two-bedroom home offers a fantastic balance of space, practicality, and comfort, making it ideal for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed into a central hallway that provides access to all principal rooms, creating a natural flow throughout the home. To the front, the generous living room is a bright and inviting space, enhanced by a bay window that allows natural light to pour in, making it perfect for both relaxing evenings and entertaining guests.

The kitchen is positioned to the rear and offers a spacious layout with ample worktop and storage space, as well as room for dining. Its practical design makes it ideal for everyday use, while still offering potential for modernisation or reconfiguration to suit individual tastes.

The property benefits from two well-sized bedrooms. The principal bedroom is particularly spacious, comfortably accommodating a large bed and additional furnishings, while the second bedroom is also a good-sized double, making it suitable for guests, family members, or even a home office.

A centrally located bathroom serves the home, fitted with a bath, basin, and WC, and is conveniently

positioned for easy access from all rooms.

Externally, the property enjoys a traditional layout and footprint, with scope to enhance outdoor space if desired. With an approximate internal floor area of 898 sq. ft., the home provides a well-balanced living environment with plenty of potential to personalise.

Located within easy reach of local amenities, transport links, and the vibrant offerings of Leeds city centre, this property combines convenience with comfortable living in a highly sought-after area.

## REASONS TO BUY

- Situated In A Sought After Area
- Great For Downsize
- Generous South Facing Plot
- Single-Story Living
- Ample Off Road Parking
- Features A Garage For Secure Parking
- Scope To Modernise And Add Value
- Well-Balanced, Practical Room Proportions
- Two Generous Double Bedrooms
- Central Hallway For Easy Access Throughout
- Loft Space For Convenience

## ENVIRONS

Cookridge is a residential suburb in north-west Leeds,

located a few miles from the city centre. It sits within the LS16 postcode and is part of the Adel & Wharfedale ward. Historically a rural village, it has grown into a suburban area while retaining a quieter, semi-rural feel.

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

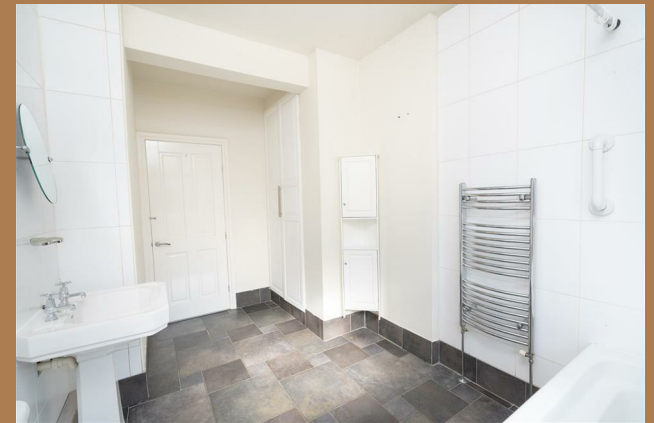
#### TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

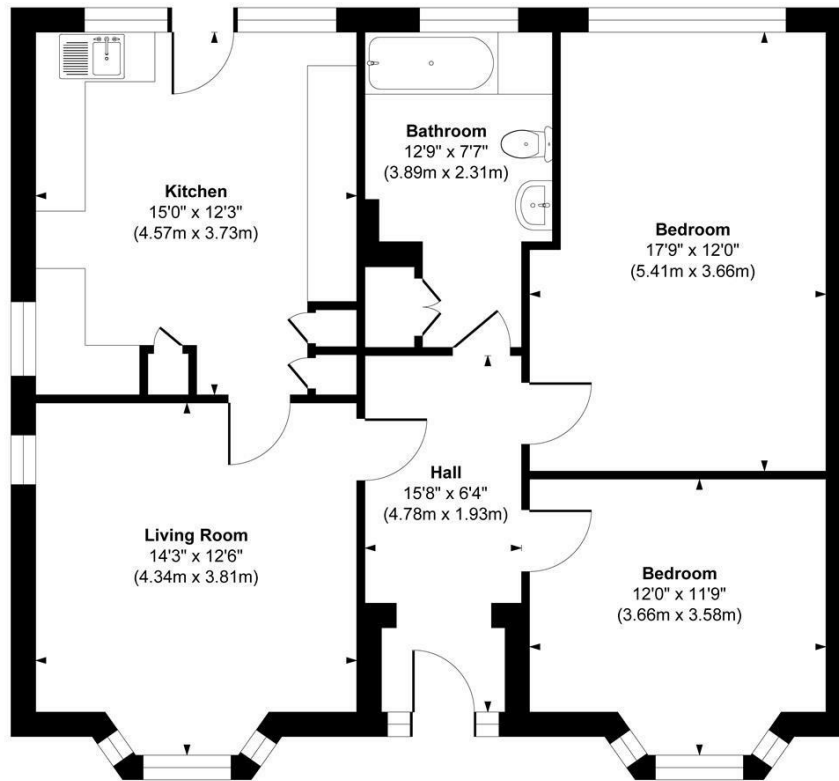
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 898.00 sq ft

**Tenure** – Freehold

Mavis Avenue, Leeds



Floor Plan

Approx. Gross Internal Floor Area 898 sq. ft / 83.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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