



## 16 Vickers Avenue, Leeds, West Yorkshire, LS5 3DJ

A well presented semi-detached house on a quiet residential cul-de-sac, offered in excellent condition throughout. The property includes an extensive, secluded rear garden with a large garage, in addition to a private driveway and second garden to the front.

The house contains a quiet front living room with a large bay window. The kitchen dining room to the rear has fully fitted units, breakfast bar, pantry storage and rear garden access. Two large double bedrooms are accompanied by a house bathroom with a bath & shower over.

Vickers Avenue is located 0.5 miles from Kirkstall Shopping Park, with supermarkets, a leisure centre and Hollybush Primary school all within walking distance. The scenic Leeds/Liverpool Canal runs close by, along with Bramley Park and Kirkstall Forge Train Station.

Bus routes towards Leeds City Centre are accessed on Kirkstall Road, less than 0.5 miles away.

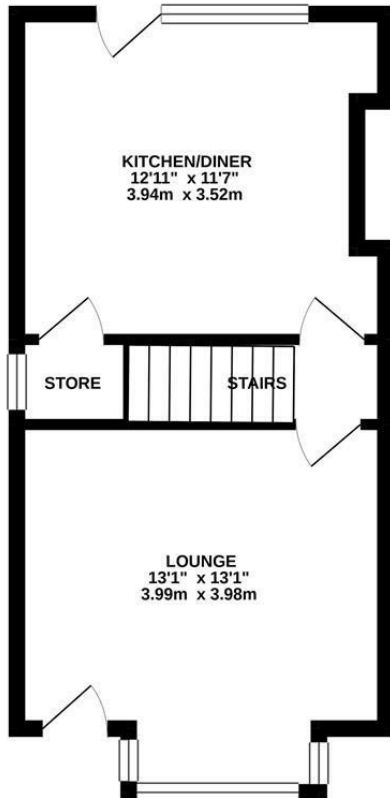
- Beautiful Garden
- Private Garage
- Quiet Cul De Sac
- Off Street Parking
- Semi Detached
- Chain Free

**£215,000**

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# Fletcher Properties

GROUND FLOOR  
342 sq. ft. (31.8 sq. m.) approx.



1ST FLOOR  
332 sq. ft. (30.8 sq. m.) approx.



TOTAL FLOOR AREA : 674 sq. ft. (62.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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