



Trelawn Avenue, Leeds LS6 3JN

welcome to

Trelawn Avenue, Leeds

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



Basement - Ground Floor

16' 5" max x 11' 1" max (5.00m max x 3.38m max)

A spacious basement comprising two versatile rooms with a durable concrete floor throughout. Natural light enters via a front-facing window, complemented by a convenient front access door. The space includes a functional sink and freestanding washing machine, offering practical utility for laundry or workshop use

Lounge

16' 6" max x 11' max (5.03m max x 3.35m max)

A welcoming lounge featuring carpeting and a stylish gas fireplace, perfect for cosy evenings. The large front-facing window floods the room with natural light, beautifully framed by original architrave detailing. A striking feature wall with stainless accents adds a contemporary touch to this character-filled space

Kitchen

13' 8" Into Alcove x 10' 11" max (4.17m Into Alcove x 3.33m max)

A characterful kitchen featuring cosy carpeting and a charming gas fireplace, creating a warm and inviting atmosphere. A front-facing window allows natural light to brighten the space, while a freestanding gas cooker is complemented by built-in storage for added practicality. Laminate units with a tiled backsplash offer a clean, functional workspace. The room benefits from direct access to both the upstairs and the cellar, enhancing flow and convenience throughout the home

Bedroom 1

13' 8" max x 11' max (4.17m max x 3.35m max)

A generously sized double bedroom featuring soft carpeting for added comfort. A front-facing window brings in natural light, enhancing the room's bright and airy feel. Built-in storage offers practical convenience, while ample floor space allows for additional freestanding furniture to suit your style and needs.

Bedroom 2 Attic

8' 8" max x 8' 1" max (2.64m max x 2.46m max)

A cosy single room with soft carpeting and a front-facing window that welcomes natural light. Furnished with a comfortable single bed and space for freestanding furniture, this room offers a practical and peaceful retreat ideal for rest or study

Bedroom 3

13' 11" max x 9' 5" max (4.24m max x 2.87m max)

A well-proportioned bedroom with soft carpeting underfoot and a bright front-facing window that fills the space with natural light. Generous enough to accommodate a double bed, the room also offers flexibility for freestanding furniture, making it ideal for creating a comfortable and personalised retreat.

Bathroom

A spacious bathroom featuring soft carpeting and a front-facing window that fills the room with natural light. The bath is set against a tiled backdrop, adding a clean and practical finish. A pedestal sink and toilet offer classic functionality, while built-in storage discreetly houses the water tank, keeping the space tidy and efficient

Garden/Parking

The front garden features a low-maintenance concrete floor bordered by a sturdy brick wall, offering both privacy and character. Steps lead down into the space, where a selection of established plants adds a touch of greenery and charm. It's a practical area with potential for further landscaping or personalisation. Also has on street parking



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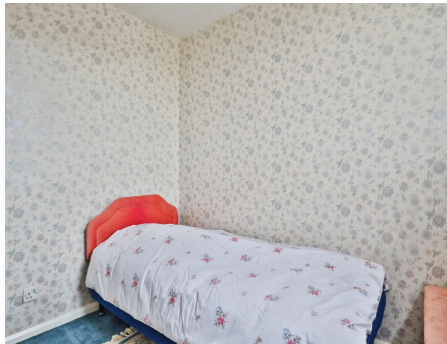
Trelawn Avenue, Leeds

- OPEN HOUSE SLOT 27TH AUGUST 16:30 - 17:30 & 30TH AUGUST 10AM - 11AM CALL NOW TO BOOK YOUR VIEWING ON 01132785337
- Guide Price £160,000 - £170,000
- 3 Bedroom End Terraced Property
- On Street Parking
- Great Transport Links To Leeds City Centre

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

guide price

£160.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109323 - 0006

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