



**Wolley Avenue, Leeds LS12 5DX**

**welcome to**

**Wolley Avenue, Leeds**

NO ONWARD CHAIN, BOUGHT AS SEEN, THREE bedroom SEMI DETACHED accommodation with FABULOUS front GARDEN and an EXTENSIVE LAWNED GARDEN to the rear. We believe the property is of non-standard construction (concrete.)



### **Entrance Hall**

Wooden single glazed door to the front, gas central heating radiator.

### **Downstairs Wc**

Single glazed window to the front, low level flush WC.

### **Downstairs Shower Room**

Shower, wash hand basin, gas central heating radiator, gas central heating boiler (both not tested and single glazed window.

### **Lounge**

16' 4" x 12' 4" ( 4.98m x 3.76m )

Wooden single glazed windows to the front and rear, gas fire and gas central heating radiator (not tested.)

### **Kitchen**

9' x 10' 4" ( 2.74m x 3.15m )

Fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer with mixer tap, space for a cooker, gas central heating radiator (not tested) single glazed window and door to the rear and understairs storage cupboard.

### **First Floor Landing**

Single glazed window to the rear, gas central heating radiator (not tested) loft access and access to all three bedrooms and shower room.

### **Bedroom One**

16' 5" x 10' 4" MAX ( 5.00m x 3.15m MAX )

Single glazed window to the front and rear, over stairs storage, gas central heating radiator (not tested)

### **Bedroom Two**

8' x 12' 5" ( 2.44m x 3.78m )

Single glazed window to the front, storage cupboard, gas central heating radiator (not tested.)

### **Bedroom Three**

7' 11" x 9' 3" ( 2.41m x 2.82m )

single glazed window to the rear, gas central heating radiator (not tested.)

### **Exterior**

Beautifully presented lawned garden to the front and side with mature trees/bushes and to the rear is an extensive lawned garden with fence boundaries, fabulous space for the family to enjoy.



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## **Wolley Avenue, Leeds**

- Three bedroom semi detached accommodation
- Non standard construction
- Bought as seen
- Gardens to three sides
- Extensive lawned rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £180,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLY110988 - 0007

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