



**Harehills Avenue, Leeds LS8 4ET**

**welcome to**

**Harehills Avenue, Leeds**

Spacious and versatile five-bedroom features include two kitchens, three bathrooms, and four reception rooms, making it ideal for multi-generational living or an exciting investment opportunity. A mid-terrace property spread over four floors, offering huge potential and scope for modernisation.



## Ground Floor Entrance Hall

Enter from the front into the hallway with stairs leading to the lower ground and first floor.

## Lounge

13' 9" Max x 13' 9" Max ( 4.19m Max x 4.19m Max )  
A good size lounge with feature fireplace.

## Dining Room

14' 8" Max x 11' 1" Max ( 4.47m Max x 3.38m Max )  
A separate dining room, perfect for more formal dining and entertaining.

## Kitchen

10' 9" Max x 8' 8" Max ( 3.28m Max x 2.64m Max )  
Offering a range of wall and base units with work surfaces incorporating a sink, drainer and there are spaces for all appliances.

## Lower Ground Floor Reception Room

14' 2" Max x 10' 9" Max ( 4.32m Max x 3.28m Max )  
A spacious and versatile room with access to a shower room.

## En Suite

With a shower, wash hand basin and wc.

## Reception Room

14' 3" Max x 13' 7" Max ( 4.34m Max x 4.14m Max )  
A second reception room which could have a number of uses depending on the buyers needs.

## Kitchen

11' Max x 8' 6" Max ( 3.35m Max x 2.59m Max )  
The kitchen offers a range of base units with work surfaces incorporating a sink, drainer and there are spaces for appliances. A door to the rear leads out to the garden.

## First Floor Bedroom One

14' 4" Max x 10' 11" Max ( 4.37m Max x 3.33m Max )  
A double bedroom positioned to the rear elevation

with space for free standing furniture.

## Bedroom Two

13' 8" Max x 12' 10" Max ( 4.17m Max x 3.91m Max )  
A double bedroom positioned to the front elevation with space for free standing furniture.

## Bedroom Five

9' 10" Max x 7' 9" Max ( 3.00m Max x 2.36m Max )  
A single bedroom positioned to the front elevation with space for free standing furniture.

## Bathroom

Having a bath with shower over, wc and wash hand basin.

## Wc

With a wc and wash hand basin.

## Second Floor

### Bedroom Three

13' 9" Limited head height x 9' 9" Limited head height ( 4.19m Limited head height x 2.97m Limited head height )  
A double bedroom positioned to the front elevation with space for free standing furniture.

### Bedroom Four

13' 8" Limited head height x 8' 4" Limited head height ( 4.17m Limited head height x 2.54m Limited head height )  
A good size bedroom positioned to the rear elevation with space for free standing furniture.

## Shower Room

Having a shower cubicle, wc and wash hand basin.

## Outside

To the rear there is a low maintenance garden with off street parking.



**view this property online** [williamhbrown.co.uk/Property/OAK109212](http://williamhbrown.co.uk/Property/OAK109212)



welcome to

## Harehills Avenue, Leeds

- SPACIOUS MID TERRACE HOUSE
- FIVE BEDROOMS WITH POTENTIAL FOR SEVEN
- HMO LICENSE CATEGORY B
- THREE BATHROOMS
- TWO KITCHENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/OAK109212](http://williambrown.co.uk/Property/OAK109212)



Property Ref:  
OAK109212 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 248 8263**



Oakwood@williambrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



**williambrown.co.uk**