



Middleton Avenue, LEEDS LS9 7JH

welcome to

Middleton Avenue, LEEDS

This four-bedroom end-terrace property benefits from spacious living accommodation throughout, including ample storage space. The property boasts a large enclosed garden, making it ideal for families, first-time buyers, and a wide range of purchasers.



Ground Floor

Porch

The porch features a double-glazed window and provides access to the entrance hallway. This is a valuable additional space that enhances the property's practicality.

Entrance Hall

The area features a fitted radiator, ceiling spotlights, and a staircase leading to the first floor. There is two large built in storage cupboards within this space.

Kitchen/ Diner

A great-sized room featuring two double-glazed windows, an external door, and a fitted radiator. The kitchen is fitted with a range of wall and base units, offering ample worktop space, integrated appliances, and additional space for freestanding appliances. There is also plenty of room to accommodate a dining area.

Lounge

A spacious lounge features a fitted radiator and patio doors providing direct access to the garden.

W.C

The room features a double-glazed window, a WC, and a wash hand basin

First Floor

Bedroom One

A double bedroom benefiting from a double-glazed window and a fitted radiator.

Bedroom Two

A double bedroom benefiting from a double-glazed window and a fitted radiator.

Bedroom Three

A double bedroom benefiting from a double-glazed window and a fitted radiator.

Bedroom Four

A versatile single room that would be ideal as a nursery, home office, or for a variety of other uses.

The room features a double-glazed window and a fitted radiator.

Bathroom

The bathroom features a double-glazed window, a bath with an overhead shower, a WC, and a wash hand basin. The room is finished with fully tiled walls.

Outside

The property benefits from a fully enclosed garden of a generous size, making it ideal for families and outdoor entertaining. A decked seating area is situated directly outside the patio doors, while the remainder of the garden easy to maintain. The garden also includes a useful garden shed and offers ample space for outdoor furniture.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Middleton Avenue, LEEDS

- END TERRACE
- FOUR BEDROOM - INCLUDES THREE DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- ENCLOSED GARDEN
- ADDITIONAL GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109947 - 0002

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