



Harehills Avenue, Leeds LS8 4ET

welcome to

Harehills Avenue, Leeds

Spacious mid-terrace property set across four floors, including a self-contained garden flat with off-street parking. Offering versatile living space throughout, this home is perfect for a wide range of buyers and is ideally situated in LS8.



Harehills Avenue Ground Floor

Lounge

13' 9" + bay x 13' 10" max (4.19m + bay x 4.22m max)
A generous lounge with open fireplace, radiator and window to the front

Dining Room

14' 7" x 10' 10" (4.45m x 3.30m)
A second reception room with feature fireplace, radiator and window to the rear

Kitchen

11' 2" x 8' 8" (3.40m x 2.64m)
The fitted kitchen features a range of wall and base units with metal work tops, gas hob, fitted oven, double sink, plumbing for washing machine, space for dishwasher and fridge freezer. Vinyl flooring, useful storage cupboard and window to the rear. Please note that white goods are included.

First Floor

Bedroom Two

14' 7" x 10' 7" max (4.45m x 3.23m max)
Wooden flooring, radiator and window to the rear.

Bedroom Three

13' 10" x 12' 8" max (4.22m x 3.86m max)
Wooden flooring, radiator and window to the front

Bedroom Five

7' 8" x 6' 10" (2.34m x 2.08m)
Wooden flooring, radiator and window to the front

Bathroom

The bathroom comprises; bath, shower cubicle, wash basin, wc, radiator, tile flooring and window to the rear.

Second Floor

Bedroom One

13' 6" max x 14' 5" max (4.11m max x 4.39m max)
Wooden flooring, radiator and window to the front

Bedroom Four

8' 5" max x 13' 7" max (2.57m max x 4.14m max)
Wooden flooring, radiator and window to the rear

Self Contained Apartment Lounge

13' 11" x 9' 10" (4.24m x 3.00m)
The main entrance door is to the rear accessible from secure private garden. Benefiting from a radiator and window is to the rear overlooking the garden

Dining Room

13' x 7' (3.96m x 2.13m)
Radiator

Kitchen

12' 11" x 8' 3" (3.94m x 2.51m)
A fitted kitchen with a range of wall and base units with laminate worktops, fitted oven, hob, space for fridge freezer, washing machine and dishwasher. Window to the front and vinyl flooring. Please note that white goods are included.

Bedroom

10' 6" + recess x 8' 4" (3.20m + recess x 2.54m)
A double bedroom with storage cupboard, radiator and window is to the rear overlooking the private garden.

Bathroom

The bathroom comprises; bath with shower over, low flush wc, wash basin, heated towel rail and vinyl flooring.



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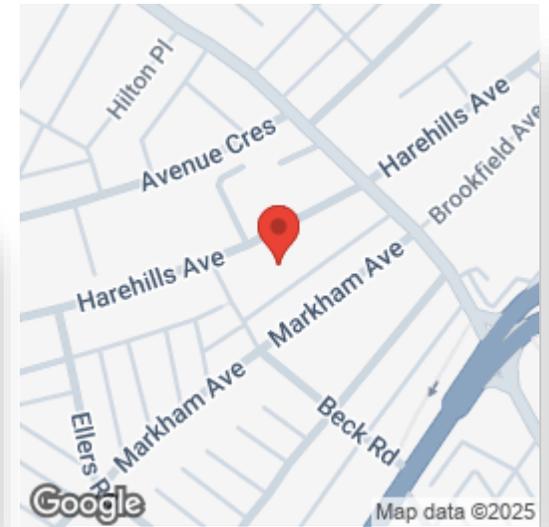
Harehills Avenue, Leeds

- MID-TERRACE PROPERTY
- ARRANGED ACROSS FOUR FLOORS
- SELF-CONTAINED FLAT ON LOWER GROUND FLOOR
- TWO RECEPTION ROOMS AND KITCHEN ON GROUND FLOOR
- VERSATILE LIVING SPACE THROUGHOUT

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109422 - 0004

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