



St. Wilfrids Avenue, Leeds LS8 3PD

welcome to

St. Wilfrids Avenue, Leeds

A three-bedroom semi-detached home set in a highly convenient location close to the A58 and a wide range of local amenities. The property offers front and rear gardens, off-street parking, and versatile living space throughout.



St Wilfrids Avenue

Ground Floor

Porch

The porch features a side double-glazed window, it provides valuable additional space that flows seamlessly into the entrance hallway.

Hallway

The entrance hall includes a good-sized space with a door providing access to a highly convenient downstairs W.C.

Downstairs W.C

The W.C. features a toilet and wash basin with built-in storage. The space is partly tiled and includes a fitted chrome radiator.

Living Room

A spacious room featuring large patio doors at the rear, opening directly into the garden. The room includes a fitted radiator and carpet flooring.

Lounge/ Diner

A well-presented room featuring a front double-glazed window and a fitted radiator. Currently used as a sitting room, the space offers versatile potential for a variety of uses. Finished with laminate flooring and coving to the ceiling.

Kitchen

The kitchen is a generous size, offering ample space for a dining area. It features side and rear double-glazed windows, a roof window, and an external door providing access to the rear garden. The kitchen includes ample wall and base units with integrated appliances, along with spotlights to the ceiling.

First Floor

Bedroom One

A double bedroom with a two rear double-glazed window and a fitted radiator.

Bedroom Two

A double bedroom featuring a double-glazed windows, a fitted radiator and carpet flooring.

Bedroom Three

A double bedroom with a double-glazed window and a fitted radiator.

Shower Room

Features a side double-glazed window and a walk-in shower with fully tiled walls.

W.C

This well-appointed space includes a front double-glazed window, a toilet and vanity sink with built-in storage, a sleek chrome radiator, and fully tiled walls and flooring.

External

The property benefits from both front and rear gardens. The front is fully block-paved, providing off-street parking, with side access leading to the rear garden. The rear garden is fully enclosed, generous in size, low-maintenance, and fully paved. There is also a good-sized outhouse to the rear, featuring two doors and a window.



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welcome to

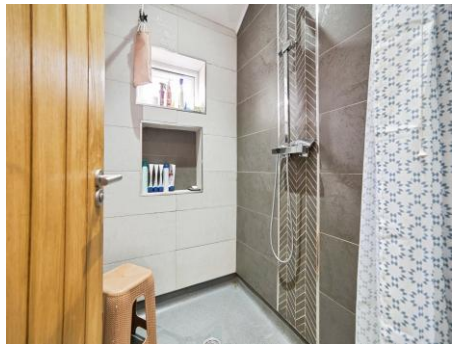
St. Wilfrids Avenue, Leeds

- SEMI DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING OFF STREET PARKING
- SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109844 - 0006

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