



Second Avenue, Bardsey Leeds LS17 9BQ

welcome to

Second Avenue, Bardsey Leeds

An exciting opportunity to acquire this unique and spacious four bedroom detached bungalow with massive potential for a growing family and the chance to refurbish and incorporate your own touch. The property offers a private driveway which provides ample parking for numerous cars.



Lounge

18' 8" x 11' (5.69m x 3.35m)

Feature stone fireplace, window, radiator and spiral staircase to bedroom.

Bedroom One With Ensuite

9' 10" x 9' 10" (3.00m x 3.00m)

Velux window, radiator, ensuite shower room to include a shower, wash hand basin and WC.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Fitted wardrobes, window and radiator.

Dinning Room

11' 2" x 9' 10" (3.40m x 3.00m)

Archway to kitchen, window and radiator.

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

A range of wall and base units, worktops, sink with drainer, gas oven, gas hob, tiled floor, window and radiator.

Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)

Fitted wardrobes, window and radiator.

Conservatory

11' 6" x 7' 10" (3.51m x 2.39m)

Window, door and radiator.

Bedroom Three

11' 2" x 7' 10" (3.40m x 2.39m)

Window and radiator.

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Bath with shower, wash hand basin, WC, heated towel rail, fully tiled and window.

Garage

15' 4" x 7' 10" (4.67m x 2.39m)

External

Driveway to the front of the property with space for numerous cars. To the rear is a patio and lawned garden with shrubs.



view this property online williamhbrown.co.uk/Property/MRT106150



welcome to

Second Avenue, Bardsey Leeds

- Detached Bungalow
- Four Bedrooms
- Two Bathrooms
- Large Driveway
- Fantastic Garden

Tenure: Freehold EPC Rating: E

£525,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MRT106150](https://www.williamhbrown.co.uk/Property/MRT106150)



Property Ref:
MRT106150 - 0010

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 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)