



Blackthorn Avenue, LEEDS LS14 1FP

welcome to

Blackthorn Avenue, LEEDS

A beautifully presented three-bedroom detached home, finished to a high standard throughout and offering stylish, modern living accommodation. Benefiting from a driveway, detached garage, and attractive front and rear gardens, this exceptional property is not to be missed.



Ground Floor

Entrance Hall

A bright and welcoming entrance hallway featuring laminate flooring, useful under-stair storage, and a staircase leading to the first floor.

Lounge

A spacious and inviting lounge with tasteful neutral décor, benefiting from front and side double-glazed windows that create a light and airy atmosphere. The room also features a fitted radiator.

Kitchen/ Diner

Offers ample space for both dining and relaxation, the room features a central island providing additional workspace and a seating area. The kitchen is fitted with a range of wall and base units, complemented by an integrated double oven, gas hob with extractor fan over, elegant splashbacks, and spotlights to the ceiling. Large French doors and two sizeable double-glazed windows overlook and provide access to the rear garden, flooding the space with an abundance of natural light. The kitchen also benefits from a large sized storage room.

W.C

A clean and bright WC comprising a WC and hand wash basin. The room benefits from a front double-glazed window and fitted radiator.

First Floor

Bedroom One

The well sized master bedroom is beautifully presented, creating a bright and welcoming retreat. The room benefits from a front double-glazed window and fitted radiator, along with fitted wardrobes providing excellent storage space. Further enhancing its appeal, the bedroom also enjoys the convenience of a private en suite shower room.

En Suite

The en suite comprises a modern three-piece suite, including a WC, wash hand basin, and shower cubicle. The room also benefits from a side double-glazed window and a fitted chrome radiator.

Bedroom Two

A well-proportioned double bedroom featuring a rear double-glazed window and fitted radiator. The room benefits from fitted wardrobes, providing excellent storage space, and is beautifully presented with tasteful décor and carpeted flooring.

Bedroom Three

A versatile single bedroom featuring a rear double-glazed window and fitted radiator. Beautifully presented, the room is currently utilised as an additional sitting and relaxation space.

Bathroom

The family bathroom features a front double-glazed window. The suite comprises a bath with an overhead shower, WC, and a wall-mounted vanity unit. The room is further enhanced by partially tiled walls, tiled flooring, and a large built-in storage cupboard.

Outside

The property benefits from an attractive front garden, featuring a pathway leading to the entrance with lawned areas on either side. A driveway runs alongside the property, providing off-road parking and access to the detached garage located at the rear.

The rear garden is fully enclosed, offering a private and peaceful space for relaxation and outdoor enjoyment. Predominantly laid to lawn, the garden also features a seating area directly outside the French doors.

Location

The property's location is highly convenient, with a wide range of amenities close at hand, including gyms, local shops, and large supermarkets. Families will also appreciate the selection of well-regarded schools nearby. In addition, the property is situated just a short distance from the ring road, providing excellent transport links and easy access to surrounding towns, cities, and commuter routes.

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

Blackthorn Avenue, LEEDS

- THREE BEDROOM DETACHED
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE
- BEAUTIFUL KITCHEN DINER TO THE REAR
- VERY WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109908 - 0003

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