



Mavis Avenue, Leeds LS16 7LJ

welcome to

Mavis Avenue, Leeds

Offered with no onward chain, this two double bedroom detached bungalow enjoys a popular Cookridge location close to local amenities and transport links. Requiring some modernisation, it offers excellent potential throughout. Sat on a generous plot with large driveway and gardens to front and rear.



Mavis Avenue Porch

Door to the front opens into the entrance porch and through to the hallway

Hallway

A spacious hallway with laminate flooring and radiator.

Lounge

A spacious lounge with wall mounted feature fireplace, laminate wood flooring, radiator and bay window to the front

Kitchen

A generous kitchen fitted with a range of wall and base units with work surfaces over and ample space for a range of appliances. Laminate wood flooring, radiator, large window and door opening out onto the rear garden.

Bedroom One

A large double bedroom with radiator and window to the rear with views over the garden.

Bedroom Two

A second double bedroom with laminate flooring, radiator and bay window to the front

Bathroom

The spacious bathroom comprises; bath with shower over, pedestal wash basin, low flush wc, heated towel rail and useful fitted storage.

Outside

The bungalow occupies a generous plot and enjoys excellent kerb appeal, with a well-maintained front lawn complemented by mature shrubs and enclosed by attractive fencing. A larger-than-average driveway provides ample off-street parking for multiple vehicles, while a detached garage offers valuable additional storage space.

To the rear, the property boasts a spacious and private enclosed garden, featuring a paved patio area ideal for outdoor seating and entertaining, alongside a lawned garden bordered by hedging and fencing for a good degree of privacy.

Agents 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

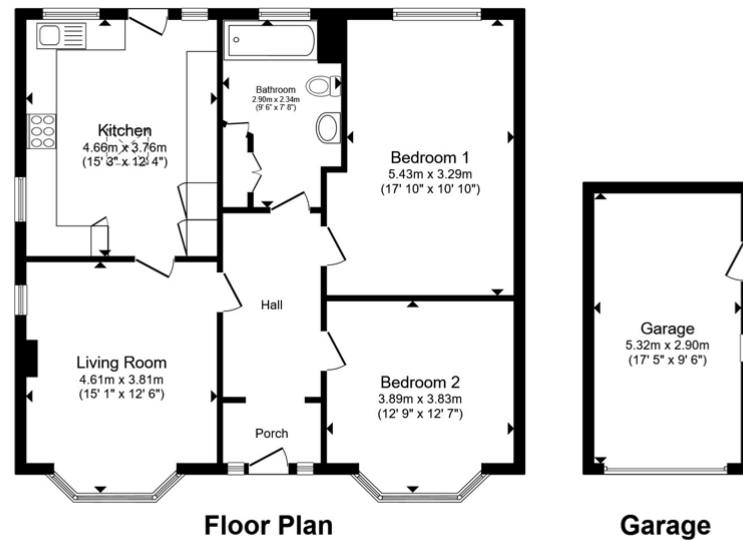
Mavis Avenue, Leeds

- Offered with NO ONWARD CHAIN
- Two Bedroom Detached Bungalow
- Larger than Average Driveway
- Private Enclosed Rear Garden
- Popular Residential Cookridge Area

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over
£395,000



Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
HFT107688 - 0004

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