



Neville Avenue, Leeds LS9 0JZ

welcome to

Neville Avenue, Leeds

*** ATTENTION FIRST TIME BUYERS *** At a Guide Price of £170,000 - £180,000 this INCREDIBLE home could be PERFECT for you! Offering THREE good size BEDROOMS, this property is READY TO MOVE INTO and includes a garden to the front plus a FANTASTIC, well maintained garden to the rear!



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

Lounge

With a double glazed window to the front aspect, a feature fire place with a gas fire, and a gas central heating radiator.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood unit over. Also includes an integrated fridge freezer, an under stair storage cupboard/pantry, a double glazed window to the rear and a door leading out to the rear.

Utility Room

Having plumbing and space for a washing machine, and the gas central heating boiler.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One

Featuring a double glazed window to the front aspect, built in storage, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

Bedroom Three

Double glazed window to the front, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin. and a w.c. Also has tiling to the walls and tiling to the floor, a gas central heating radiator, and a double glazed window to the rear.

Exterior

Externally the property has a garden to the front with hedged boundaries, gated access, and a pathway to the front door which also extends to the side.

To the rear is a delightful garden space with two pebbled area, a paved pathway and paved patio seating area, also features an artificial lawn, hedged boundaries, garden shed, and an outdoor tap.



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welcome to

Neville Avenue, Leeds

- Guide Price £170,000 - £180,000
- Semi Detached Home
- Beautifully Presented Throughout
- Three Good Size Bedrooms
- Kitchen With Utility Room & Pantry

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111890



Property Ref:
CGT111890 - 0003

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