



Kentmere Avenue, Leeds LS14 1BL

welcome to

Kentmere Avenue, Leeds

STEP INTO this property on Kentmere Avenue and feel INSTANTLY AT HOME! Offering MODERN living accommodation throughout, this fantastic semi detached features a MODERN DINING KITCHEN and GENEROUS gardens. PERFECT for the FIRST TIME BUYER, call us to view!



Entrance Hall

Having the entrance door to the front, and stairs to the first floor landing.

Lounge

With a double glazed window to the front and a double glazed window to the rear, plus two gas central heating radiators.

Dining Kitchen

Featuring a modern fitted kitchen with a range of both wall and base units with work surfaces over, and an additional breakfast bar. Includes a one and a half bowl sink and drainer, an eye level electric oven, an electric hob and a cooker hood over. Also has a double glazed window to the rear, a double glazed window to the side, door to the side, and a useful storage cupboard.

First Floor Landing

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

Bedroom One

Double glazed window to the front, gas central heating radiator, and a built in storage cupboard.

Bedroom Two

Double glazed window to the rear, gas central heating radiator, and a built in storage cupboard which also houses the boiler.

Bedroom Three

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

House Bathroom

Equipped with a two piece bathroom suite which includes a bath with a shower over, and a wash hand basin. Also includes some tiling to the walls, and a frosted double glazed window.

W.C

With a low level flush w.c and a frosted double

glazed window.

Exterior

Externally the property has a lawned garden to the front aspect with a pathway and steps leading to the front door and extending to the side of the property.

To the rear is a generous garden space set over two levels with patio seating areas and lawns.



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welcome to

Kentmere Avenue, Leeds

- Semi Detached Home
- Three Bedrooms
- Modern & Well Presented Throughout
- Open Plan Ground Floor Accommodation
- Generous Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111980



Property Ref:
CGT111980 - 0003

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