



Kentmere Avenue, Leeds LS14 1BL

welcome to

Kentmere Avenue, Leeds

Feel INSTANTLY AT HOME when you STEP INTO this property on Kentmere Avenue. 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 a generous garden space set over two levels with patio seating areas and lawns.



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



welcome to

Kentmere Avenue, Leeds

- Guide Price £190,000 - £200,000
- Semi Detached Home
- Three Bedrooms
- Modern & Well Presented Throughout
- Open Plan Ground Floor Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£190,000



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



Property Ref:
CGT111980 - 0004

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 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk