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Asking Price **£229,950**
(Freehold)

7 Nunroyd Avenue, Leeds LS20 9LP

- | STONE-BUILT MID-TERRACE
- | OFF-ROAD PARKING FOR TWO CARS
- | DELIGHTFUL AND LONG REAR GARDEN
- | LOUNGE & ADJOINING GARDEN ROOM
- | MODRN FITTED KITCHEN
- | TWO DOUBLE BEDROOMS



Property Description

Impossible to appreciate from the front, this very well proportioned stone-built two bedroom terraced home has the advantage of a most attractive, well stocked garden of very good size to the rear and is worthy of an immediate viewing appointment! The ground floor accommodation provides excellent space for everyday relaxation and is also ideal for entertaining with the Lounge, spacious Kitchen and Garden Room all being interconnecting which also provides flexibility - the Garden Room enjoys an outlook down the garden and benefits from no other properties overlooking from opposite! Combined with two Double Bedrooms and a Modern Fitted Bathroom to the first floor, there is also the advantage of a very useful loft which is boarded, has central heating and a velux window making it suitable for a hobbies space etc. The property, which is tastefully presented in light decor throughout, has off road parking to the front and our client is able to offer a chain free situation.

ACCOMMODATION

The accommodation, which has the benefit of gas fired central heating radiators and sealed unit double glazed windows, which are leaded to the front, briefly comprises (all room sizes are approximate):-

ENTRANCE LOBBY

With door leading to...

LOUNGE

A pleasant room enjoying a good degree of natural light with windows to the front and double doors leading to the garden room at the rear of the house which, when open create an ideal environment for entertaining or family gatherings etc. A focal point is provided by the contemporary style living flame gas fire recessed into the chimney breast and there is a door leading to...

KITCHEN

Smartly presented with a good range of modern, white high gloss fronted wall and base cabinets with contrasting dark working surfaces over incorporating sink and drainer beneath the windows to the front elevation. Complemented by tiled splash backs, integrated appliances include an electric under-mounted oven with a ceramic hob and extractor filter hood above and there is space and provision for a slim line dishwasher as well as an automatic washing machine. Additional fitted cupboards, tiled floor and patio style windows with a sliding door leading to...





GARDEN ROOM

Enjoying a very pleasant outlook down the long rear garden and benefiting from no properties overlooking from immediately opposite for improved privacy. Connecting both the Kitchen and Lounge to create an excellent entertaining environment, there is also the benefit of a tiled floor and double doors access the adjacent timber deck/terrace and garden beyond.

FIRST FLOOR

Staircase leading from the side of the Kitchen to the first floor landing where there is a hatch and loft ladder accessing the smart boarded loft which has central heating and a Velux window - ideal for hobbies etc!

BEDROOM

With fitted wardrobes and a cupboard housing the pressurized hot water storage tank. Window to the front elevation.



BEDROOM

A through room with windows front and rear.

FULLY TILED BATHROOM

Fitted with a three-piece white suite comprising "P" bath with a shower over and screen, vanity wash basin and WC. Tiled floor and window.

OUTSIDE

To the front the property benefits from off road parking for two cars on the block paved forecourt. The rear garden is a particular feature of this home, being of good size and partly laid to lawn, complemented by well stocked shaped borders and a timber deck/terrace adjacent to the rear of the house for outdoor relaxation. There is a useful shed at the far end of the garden, an arbour and a gate leads on to a rear access lane.





Tenure

Freehold

Council Tax Band

B

Energy Performance Rating

D

Local Authority

Leeds City Council

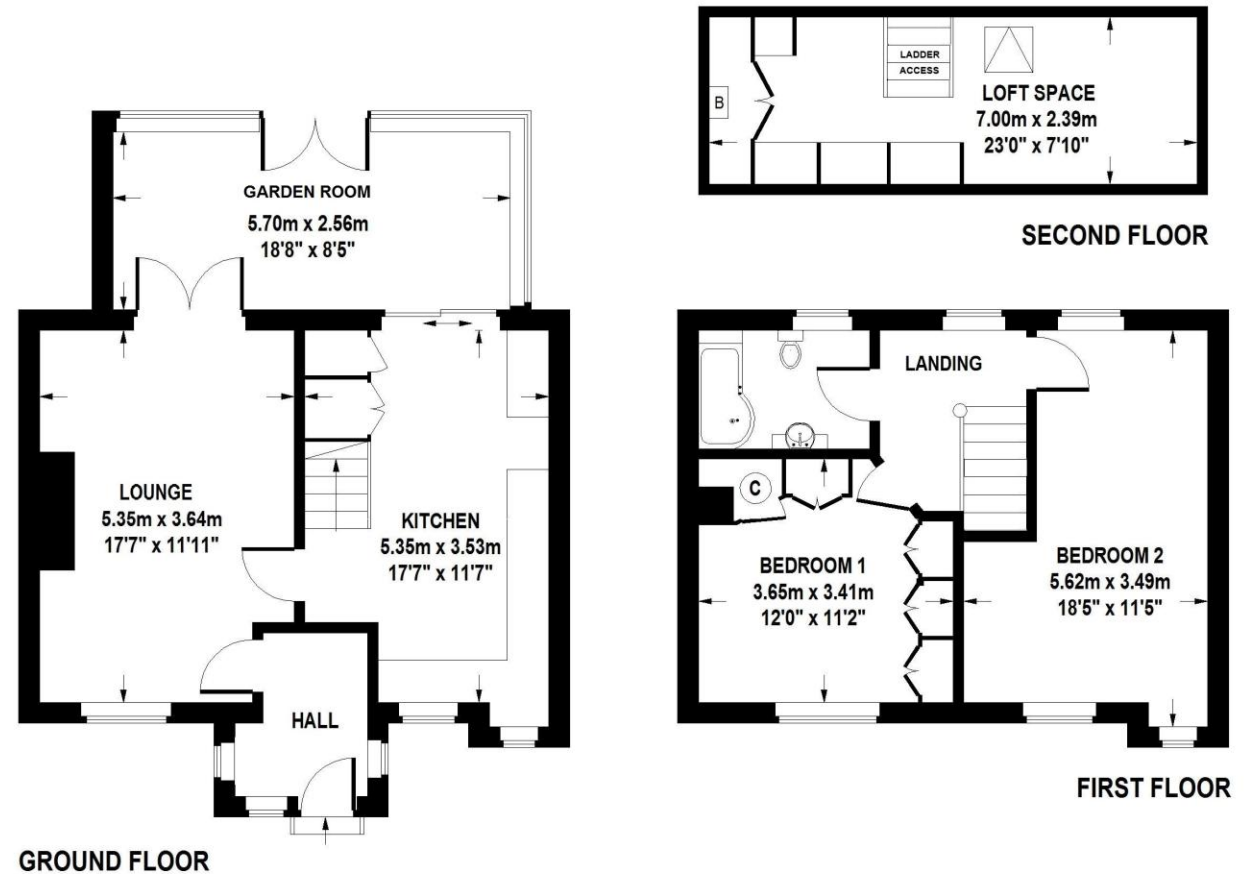
Please Note

The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

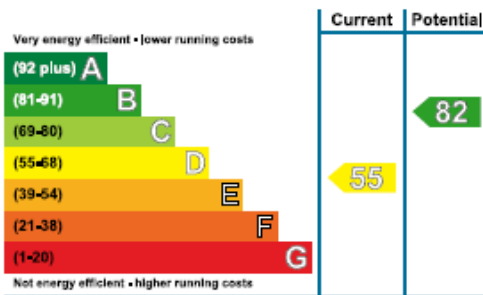
Viewing Arrangements

Strictly by appointment through the sole selling agent Walker Smale's Bramhope office, telephone 0113 2843048

Floorplan:



Energy Efficiency Rating



7 NUNROYD AVENUE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID365827)

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