

North Leeds

0113 249 8010

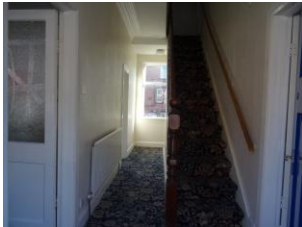


South Leeds

0113 270 5007

Brookfield Avenue, Leeds

A 4 Bedroom Semi-detached house, with basement flat. Central Heated, and Partly Double Glazed. Fitted carpets throughout. Ideal as an investment property, to convert into 3 additional flats. Rear Garden. Many Original Features. Close to all amenities.



FOR SALE

4 Bedroom Semi Detached
Basement Flat
Large Property
Fitted Carpets throughout

Partly Double Glazed
Ideal Investment
Local Amenities
Good transport links

EPC Rating: D

Offers In Region Of £210,000

Email:- enquiries@lotaproperties.co.uk

Web:- www.lotaproperties.co.uk



KITCHEN

12' 1" x 7' 6" (3.7m x 2.3m) Fully tiled, with cream tiles. Double sink unit, with double base units, with 2 single units. Double tall units and double wall units, 1 with glass door. Large window overlooking rear garden. 2 Double and 1 single power point. 1 Radiator. Gas cooker point.



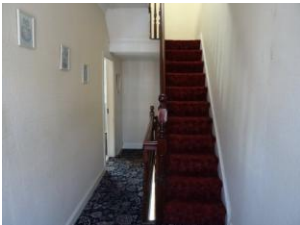
DINING ROOM

13' 9" x 12' 1" (4.2m x 3.7m) Measurements are into the bays. Original ceiling covings, with cream wallpaper, fitted side lights, wooden fire surround. Large bay window, overlooking Brookfield Avenue. Fitted carpets, double power points, tv point, and radiator.



LOUNGE

19' 4" x 11' 9" (5.9m x 3.6m) Measurements are into bays. Original coving on ceilings. Cream patterned wallpaper. Large bay window overlooking Brookfield Avenue. Fitted Radiator, double power points and fitted carpet.



HALLWAY & STAIRS

19' 4" x 5' 6" (5.9m x 1.68m) Leading from the front door, the dining room is to the left, and the lounge to the right, and kitchen to the rear. Stairs leading to the first floor landing. Original covings on ceiling. White wallpapered walls. Fitted carpets. Large Radiator.

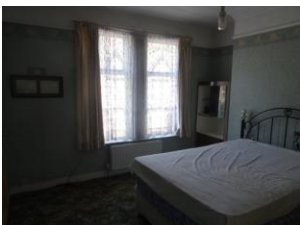
BEDROOM 1

16' 0" x 11' 9" (4.9m x 3.6m) Measurements are into bays. Fitted wardrobes. White ceilings, and patterned wallpaper. Large window overlooking Brookfield Avenue. 2 double power points, fitted carpets and double radiator.



BATHROOM

12' 9" x 6' 2" (3.9m x 1.9m) Fully tiled walls, with wooden slatted ceiling. 3 large spotlights. 3 piece bathroom suite, with corner bath and separate shower cubicle with Mira advanced shower. White slate patterned ceramic floor tiles. 2 double glazed windows, overlooking rear garden.



BEDROOM 2

12' 1" x 12' 9" (3.7m x 3.9m) Measurements into bays. Original ceiling coving. Wallpapered walls. Large window overlooking Brookfield Avenue. Radiator. 1 double and 2 single power points. Fitted radiator.

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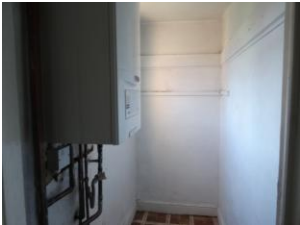
BEDROOM 3

19' 4" x 11' 9" (5.9m x 3.6m) White ceilings and walls. 2 large Velux windows (1 on each side of the roof). Fitted carpets. Radiator. 2 double power points and 1 single.



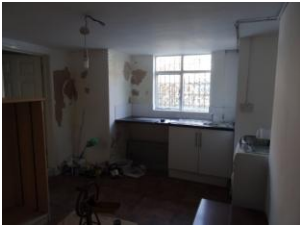
BEDROOM 4

16' 4" x 11' 1" (4.98m x 3.39m) Measurements are into bays. Patterned wallpapered walls. Large Velux window to the rear and 1 large window overlooking Brookfield Avenue. Radiator. 1 double power point. Fitted carpets.



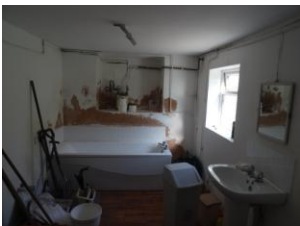
UTILITY ROOM

6' 1" x 3' 1" (1.86m x 0.96m) Contains Vaillant boiler. Small window, overlooking rear garden. White walls and ceilings.



BASEMENT FLAT KITCHEN

14' 0" x 12' 1" (4.29m x 3.69m) White ceilings and walls. Fitted sink with fitted worktop and double base unit. Large window overlooking Brookfield Avenue. Wooden floor. 1 double power point & 1 single power point.



BASEMENT FLAT BATHROOM

10' 3" x 7' 3" (3.14m x 2.21m) White ceilings and walls. 3 piece bathroom suite. Wooden floor. Window overlooking rear garden. Radiator.



BASEMENT FLAT BEDROOM/LIVING ROOM

19' 2" x 11' 5" (5.86m x 3.48m) White ceilings and walls. 1 double power point. Fitted radiator. 2 windows, 1 overlooking Brookfield Avenue, and 1 overlooking the garden. Separate rear entrance to Studio Flat.



GARDEN

Large rear garden with mature pear tree, patio area, lawn area and shrubs.

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