



3 Highfield Avenue Leeds



2 Bedroom House - Back to Back £159,995

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FIRST FLOOR:

GROUND FLOOR:

Porch:

Access via a part glazed front entrance door, windows, a useful area for shoes and coats, a part glazed door to the living room

Living Room / Dining Area:



Window to the front elevation (with original stained and leaded inset), laminated flooring, a feature fireplace / hearth with a wood burning stove, stairs rising to the first floor, central heating radiator, ample space for a dining table & chairs, ceiling coving and ceiling rose, television point

Fitted Kitchen:



Double glazed window to the front elevation, a modern and ample range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, an inset sink, space for a fridge / freezer, plumbing for an automatic washing machine and a dishwasher, tiled flooring, stairs down to the basement / cellars

Basement / Cellars:

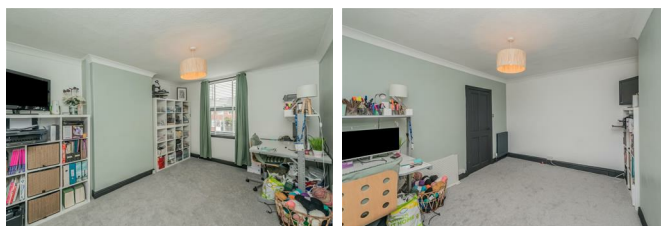


This space has the potential to be converted into additional living space (subject to planning and building regulation approval), a part glazed external door provides access to the garden, a useful storage area, central heating radiator

Landing:

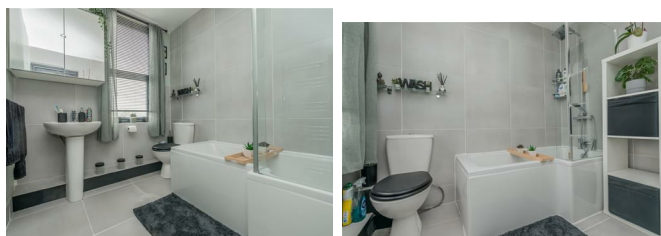
Access to the first floor accommodation, stairs to the second floor, central heating radiator

Bedroom One:



Double glazed window to the front elevation, a good sized double bedroom with ample space for a range of bedroom furniture, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled 'shower bath' with a glazed side screen and shower above (rainfall & hand-wand), low flush WC, wash basin, ladder style central heating radiator / towel warmer

SECOND FLOOR:

Bedroom Two:



Double glazed Velux window, a good sized double bedroom with ample space for storage, central heating radiator, television point

TO THE OUTSIDE:

Gardens:



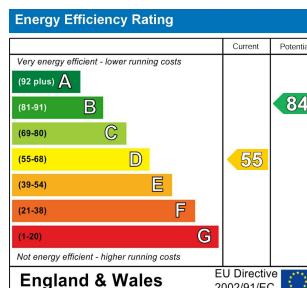
This property benefits from having an enclosed low maintenance garden to the front with a decked seating area and a slate patio. The basement / cellars can be accessed from the garden via a flight of stairs.

EPC Link:

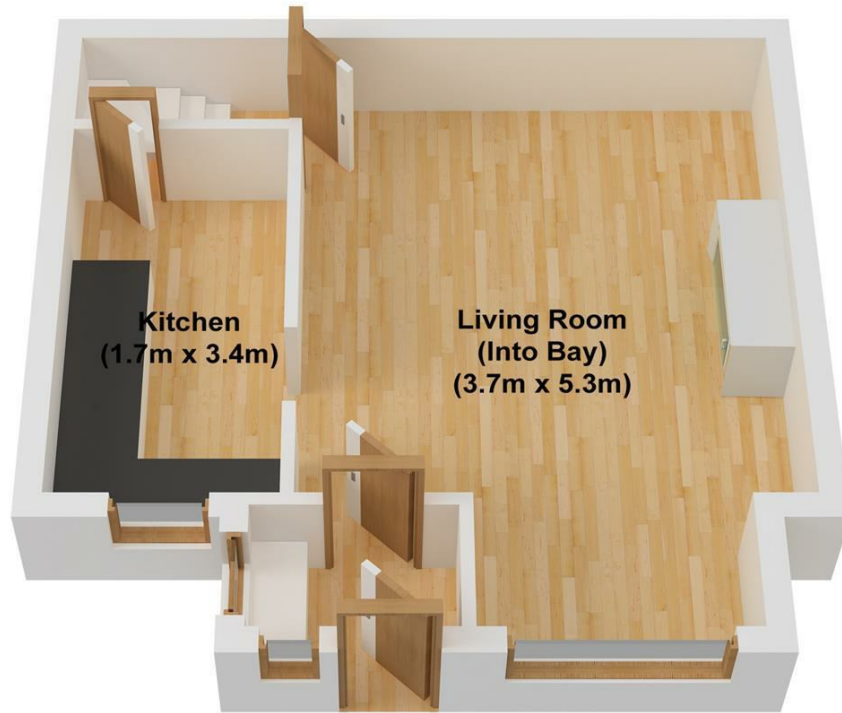
<https://find-energy-certificate.service.gov.uk/energy-certificate/8820-7428-4700-5123-7292?print=true>

Council Tax & EPC Ratings:

EPC Rating: D / Council Tax Band: A



Ground Floor



First Floor



Loft

