

## Lulworth Avenue, Leeds



**£265,000**



2



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1



48

This property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Outside, the bungalow is complemented by a manageable garden area, perfect for enjoying the fresh air or indulging in a spot of gardening. The location on Lulworth Avenue is particularly advantageous, offering a tranquil residential setting while remaining conveniently close to local amenities, schools, and transport links. With its practical layout and inviting atmosphere, it is a property that truly feels like home. Don't miss the chance to make this charming bungalow your own.



- Exceptional semi-detached bungalow.
- Beautifully presented throughout.
- Well fitted modern kitchen with integrated appliances
- Large lounge/dining room with walk in bay
- Main bedroom with patio doors to the rear garden.
- Modern house bathroom with white suite including fitted shower
- Well presented and low maintenance gardens, garage, parking.
- Council Tax Band C
- EPC Grade E
- Freehold

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Kitchen

13'10" x 8'5" (4.23 x 2.57)

Entrance into the property is via a composite door to side. The Kitchen is well fitted with a wide range of quality units consisting of both under counter and wall mounted units as well as a single sink with drainer, plumbing for a washing machine and space for a tumble dryer, an integrated dishwasher, built in oven, ceramic electric hob with chimney style extractor hood and breakfast bar with block design dark teak work tops. The kitchen also has a window overlooking the rear of the property and a central heating radiator.

### Hallway

Allowing for access to the loft space.

### Lounge/Diner

14'7" x 10'10" (4.47 x 3.31)

A spacious lounge and dining room with a bay window overlooking the front of the property, a modern wall mounted electric fireplace, a picture rail and a central heating radiator and integrated ceiling lighting.

### Bedroom One

11'2" x 13'9" (3.42 x 4.20)

A good sized and bright double bedroom with patio doors leading out to the rear garden.

### Bedroom Two

8'11" x 8'7" (2.73 x 2.62)

A second double bedroom with front facing window, fitted double wardrobe with sliding mirror faced doors and central heating radiator.

### Family Bathroom

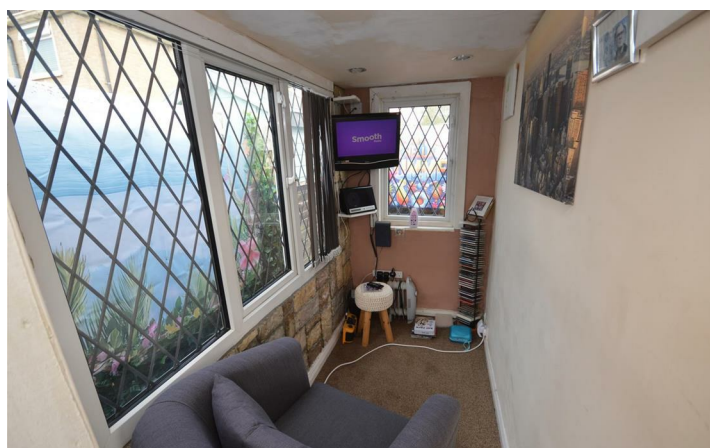
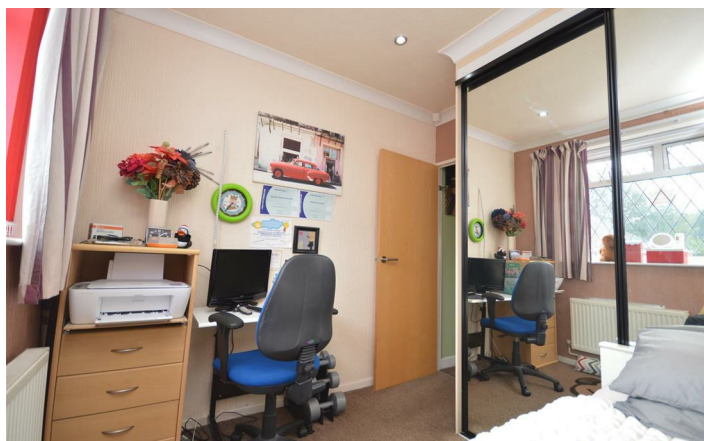
8'3" x 5'4" (2.52 x 1.65)

With quality white suite including shaped shower bath with glazed screen and Mira shower over, vanity wash hand basin and low level flush WC. Tiled surrounds, chrome ladders style heated towel warmer, opaque uPVC window to the side and extractor fan.

### External

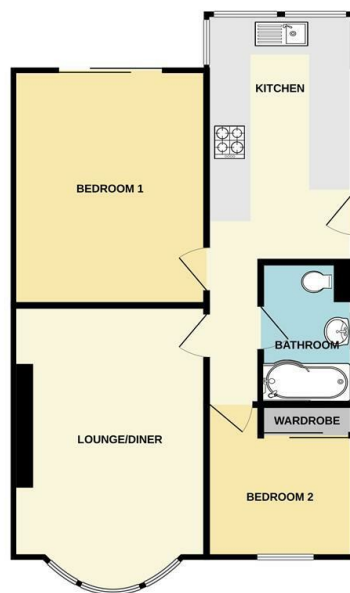
To the front is a paved parking area and section of artificial lawn with inset conifer and with driveway to the side leading past the property and on to the detached garage. The rear garden is well enclosed and private with artificial lawn, raised flower borders, barbecue area and paved patio together with a small 'man cave' attached to the rear of the garage for a quite reclusive spot.



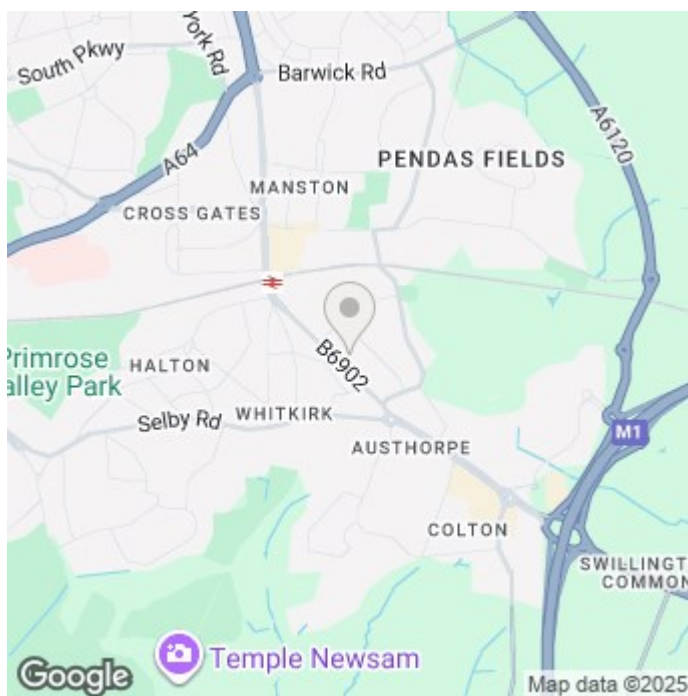


## Floor Plan


GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency can be given.  
Made with Letting Tools



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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