



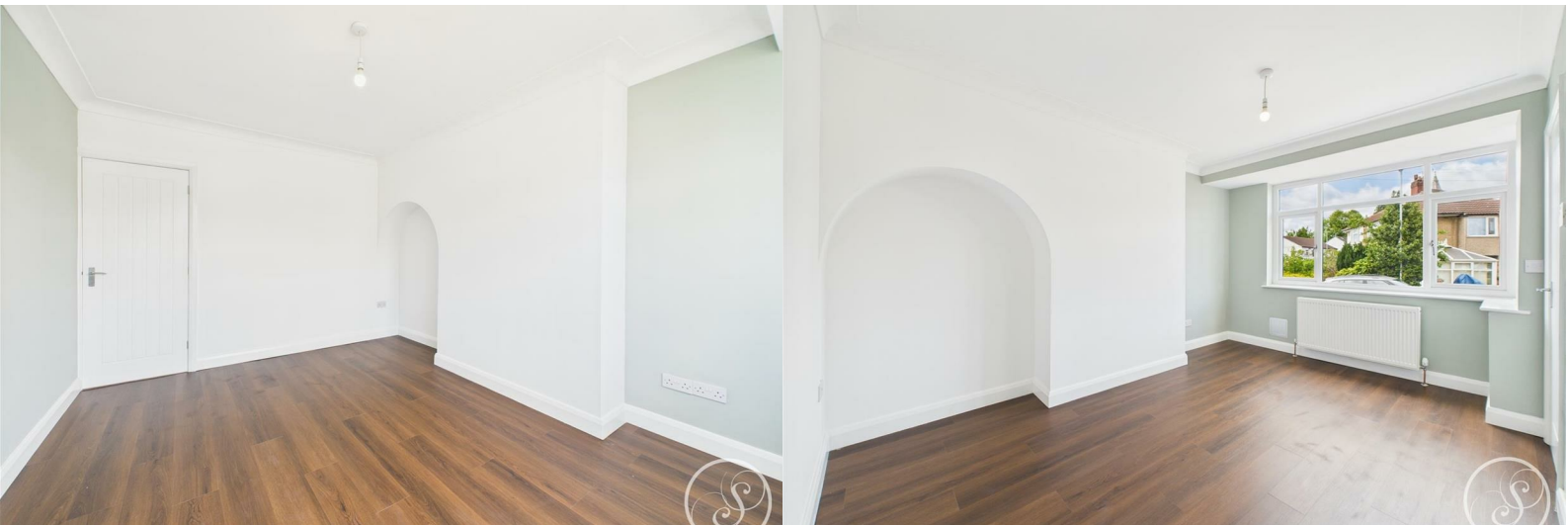
Stoneacre  
Properties



## Brooklyn Avenue

Leeds, LS12 2BS

Offers Over £169,950



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## \*\*\* FULLY RENOVATED AND MOVE IN READY PROPERTY \*\*\* GREAT FIRST TIME BUY \*\*\*

Stoneacre Properties are delighted to present to market this fully refurbished property. The current owner has updated the house from top to bottom including new plastering and decorating, a full rewire, brand new flooring, a new fitted kitchen, new tiled bathroom, new boiler and radiators, fully repointed, new windows throughout, it truly is offered in a move in ready condition, making it ideal for first time buyers.

In brief the property boasts an entrance hallway which leads through to the lounge, and the ground floor is complete with the kitchen, bathroom and large understairs storage cupboard. To the first floor there are two double bedrooms and a third single bedroom. Externally, to the front of the property is a garden and pathway that leads up to the front door, and to the rear is a paved and enclosed courtyard garden with out house storage.

The property is well positioned with local convenience shops on your doorstep as well as being only a short commute from Leeds City Centre.

The property must be seen to truly appreciate the standard of work that has gone in to the property.

### Entrance

Entering the property you are welcomed into the hallway which leads to the lounge.

### Lounge

Spacious formal lounge is flooded with natural light from the part bay window to the front elevation of the

property. The room is finished with wood effect laminate flooring and feature alcoves. The lounge leads to the kitchen.

### Kitchen

Fully refurbished kitchen is made up of high quality pale blue wall and base units and comprises soft close cabinets as well as electric hob with extractor above, integrated oven, sink with drainer and space for fridge/freezer and washing machine. Rear door leads out to the garden.

### Bathroom

Tiled bathroom with shower over bath, toilet and sink.

### Store Cupboard

Large store cupboard is accessed just off the kitchen.

### Bedroom 1

Large double bedroom is laid to carpet with ample space for a double/king size bed and bedroom furniture.

### Bedroom 2

Second double bedroom laid to carpet.

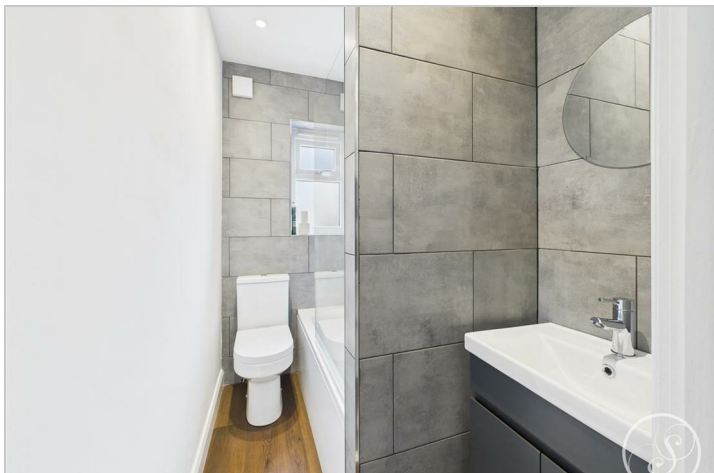
### Bedroom 3

Third single bedroom is also ideal as a home office space.

### External

To the front of the property is a garden laid to lawn with path leading up to the front door. To the rear is an enclosed paved garden with secure outhouse storage.





Road Map



Hybrid Map



Terrain Map



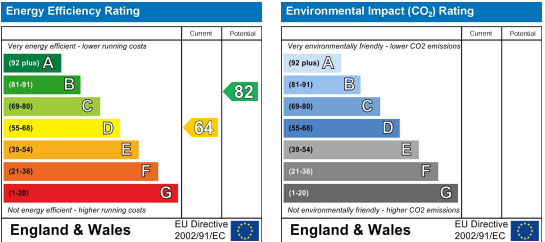
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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