



Stoneacre  
Properties



## Dorset Avenue

Leeds, LS8 3RA

£170,000

4 1 2



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**NO ONWARD CHAIN.** Spacious four-bedroom mid-terrace house offers a perfect blend of period charm and modern comfort. As you step inside, you will be greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The original period features throughout the property add a touch of character and warmth, making it a truly inviting home.

The large kitchen is a standout feature, providing ample space for culinary creations and family gatherings. It conveniently opens to a secure back yard. Each of the four bedrooms is generously sized, ensuring that everyone has their own space. Notably, the top two dormer bedrooms have been reinsulated, enhancing energy efficiency and comfort, this was done in December 2020 and comes with a 25 year guarantee.

The property has been well-maintained, with a new boiler and central heating system installed in December 2020, ensuring warmth and reliability during the colder months, as well as double glazing throughout the property. This home is not only a wonderful place to live but also a fantastic opportunity for those seeking a property with character in a vibrant community.

Dorset Avenue is well-positioned, offering easy access to local amenities, schools, and good transport links and local hospitals, making it an ideal choice for families and professionals alike. This charming terraced house is ready to welcome its new owners, providing a perfect canvas to create lasting memories. Don't miss the chance to make this lovely property your new home.

## Entrance

Entering the property you are welcomed into a separate porch with a door leading through to the spacious entrance hallway. The hallway boasts some of the lovely original features of the property and offers access to the front reception room, and second reception room which leads to the kitchen. Stairs lead up to the first floor landing.

## Reception Room 1

The formal lounge offers ample space for seating with a large bay window to the front elevation of the property a gas central heating radiator and an attractive feature gas fireplace.

## Reception Room 2

Positioned to the rear of the property with a large window to the rear elevation overlooking the rear yard. The second reception room makes for an ideal dining room or second sitting room, featuring an attractive central gas fire, gas central heating radiator, large under stairs storage cupboard and fitted cupboards. The second reception room leads through to the separate kitchen.

## Kitchen

Spacious kitchen is complete with fitted storage units and comes complete with freestanding oven with gas hob, plumbing for washing machine and space for fridge/freezer. Rear door leads out to the secure rear yard.

## Bedroom 1

The largest of the four bedrooms is a very spacious double bedroom with an abundance of space for bedroom furniture.

## Bedroom 2

Second double bedroom to the first floor with built in storage cupboard.

## Bathroom

Comprising shower over bath, toilet and sink.

## First Floor Landing

The first floor landing boasts a very useful storage cupboard.

## Bedroom 3

Situated to the second floor this third large double bedroom has recently been reinsulated, helping to improve the efficiency of the home.

## Bedroom 4

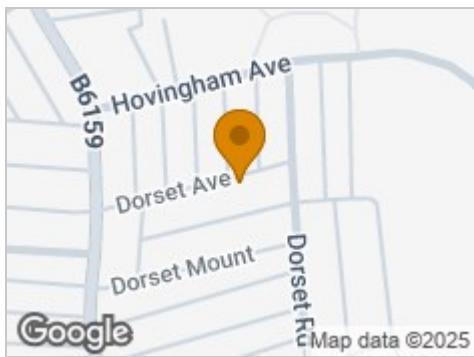
Situated to the second floor, this fourth and final double bedroom has also been reinsulated.

## External

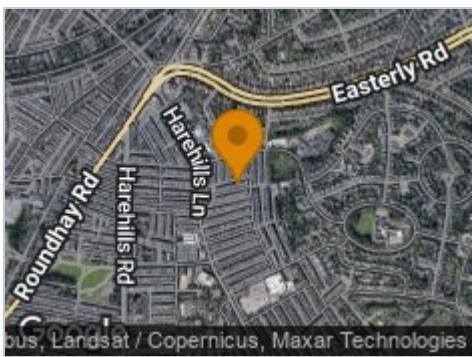
The front has a south facing garden and low level fencing. Gated entrance with stairs leading up to the front door. To the rear of the property is an enclosed secure courtyard garden with a lockable rear gate.



## Road Map



## Hybrid Map



## Terrain Map



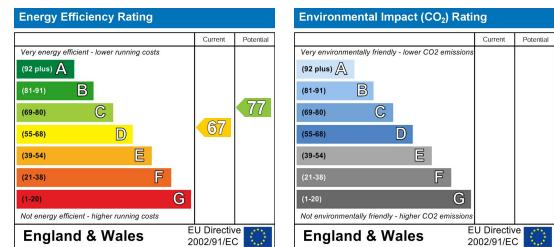
## Floor Plan



## 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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