



**£1,000 PCM**

- TWO BEDROOM SEMI-DETACHED HOUSE
- AVAILABLE NOW
- BRAND NEW FURNITURE TO BE ADDED

- SOUTH FACING GARDEN
- GREAT LOCATION
- EPC RATING: B
- GAS CENTRAL HEATING

**90 Brooklands Avenue, Leeds,  
LS14 6RS**

**\*\* TWO BEDROOM SEMI-DETACHED HOUSE \*\*  
AVAILABLE NOW \*\* BRAND NEW FURNITURE  
TO BE ADDED \*\* SOUTH FACING GARDEN \*\***



This beautifully presented 2 BEDROOM Semi-Detached property is stunning throughout and is certain to appeal to a wide variety of professional couples.

Decorated in modern colour schemes throughout, the well-presented and spacious accommodation features gas central heating throughout and in brief comprises to the ground floor level; entrance hallway with door to the front, guest cloakroom W.C. and staircase rising to the first-floor accommodation.

The modern fitted dining kitchen has a range of fitted wall and base units with complementary work surfaces over, integrated appliances including oven and hob, dishwasher, fridge/ freezer and washing machine, provides access to the Guest Cloakroom W.C. and has a window to the front. The spacious lounge has French doors leading to the enviable rear garden.

To the first floor, a landing provides access to the loft and leads to two sizeable double bedrooms; the second bedroom has a storage cupboard and a window to the front. The modern bathroom has a three-piece suite in white with shower facilities and screen over the bath, part tiled walls, radiator, extractor fan and a window to the side.

Outside, to the front of the property there is an open lawn garden and a driveway to the side provides off street parking and has an EV car charging port. To the rear, being a particular feature of this lovely home



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