

Brooklands Avenue, Leeds, West Yorkshire

Huge landscaped garden | Side by side parking and a detached garage | New roof installed in 2019 | Fitted wardrobes | Spacious accommodation throughout | New consumer unit installed in 2017 | Valid gas safety certification in place

3 Bedroom Semi Detached House | Asking Price: **£200,000 (Guide Price)**

Rosedale
& Jones

Brooklands Avenue, Leeds, West Yorkshire

DESCRIPTION

A spacious home, which boasts large landscaped rear garden, large bedrooms, plenty of parking and storage capacity. All with excellent commuter links into Leeds.

SUMMARY

- Huge landscaped garden
- Side by side parking and a detached garage
- New roof installed in 2019
- Fitted wardrobes
- Spacious accommodation throughout
- New consumer unit installed in 2017
- Valid gas safety certification in place



LOCATION

Brooklands Avenue offers an excellent balance of convenience and lifestyle. The area is well-connected, with a 20-minute drive to Leeds City Centre and easy access to the M1 motorway via the Leeds Outer Ring Road. Public transport options include regular bus services and nearby train stations with direct routes into the city and beyond. Families will benefit from the range of schools in the area, including Benton Park, Thorner CE Primary School, John Smeaton Academy, and Corpus Christi Catholic College. Local amenities are plentiful, with shops, gyms, and restaurants within easy reach. The Springs leisure development, just 10 minutes away, features a variety of retail and dining options for all tastes. Entertainment and green spaces are also highlights of LS14. Temple Newsam Country Park and Rothwell Country Park provide scenic spots for outdoor activities and relaxation, adding to the appeal of this desirable location.

EXTERIOR

Front

Low maintenance, consisting of some light decorative stone, a driveway that can comfortably accommodate two vehicles with off-street parking, and a detached garage to the rear.

Rear

A spacious patio area and a raised platform, which supports plenty of garden furniture and features a large section of artificial turf. The property is not overlooked to the rear and catches the sun all year, making it ideal for children and entertaining.

INTERIOR - Ground Floor

Entrance Hall

A welcoming area with plenty of space for shoe and coat storage. Double Glazed UPVC exterior door to the front aspect and a Central Heated radiator.

Kitchen

4.14m x 2.80m

A reasonably modern installation with a generous amount of storage space, which includes two closets. Supported appliances include: a free-standing electric oven, with four gas 'ring' hobs and a fitted extractor fan above, a fridge freezer, a fitted dishwasher and a free-standing washing machine. Other features include: a 1.5l stainless steel sink/drainer, floor and wall tiling. Double Glazed windows and a UPVC exterior door to the rear and side aspects respectively.

Living Room & Dining Area

6.70m x 3.60m

A very large room that can accommodate a selection of furniture layouts, as preferred, including space for a dining table and chairs. Features include: hardwearing laminate flooring, an electric fireplace with a Quartz surround and Double Glazed Bay windows to the front aspect. Double Glazed French doors also open onto the rear patio. Central Heated radiator.

INTERIOR - First Floor

Landing

Loft access and storage cupboard.

Bedroom One

3.80m x 3.60m

Large enough for a King-size bed and some associated bedroom furniture. The room also features fitted wall-length wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

3.60m x 2.80m

Large enough for a double bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation. Note: lovely views to the rear of the property.

Bathroom

Tiled walls, a w/c, a wash basin and a bathtub with a overhead shower fixture. Central Heated radiator, 'frosted' Double Glazed windows to the side and rear elevations respectively.

Bedroom Three

2.80m x 2.40m

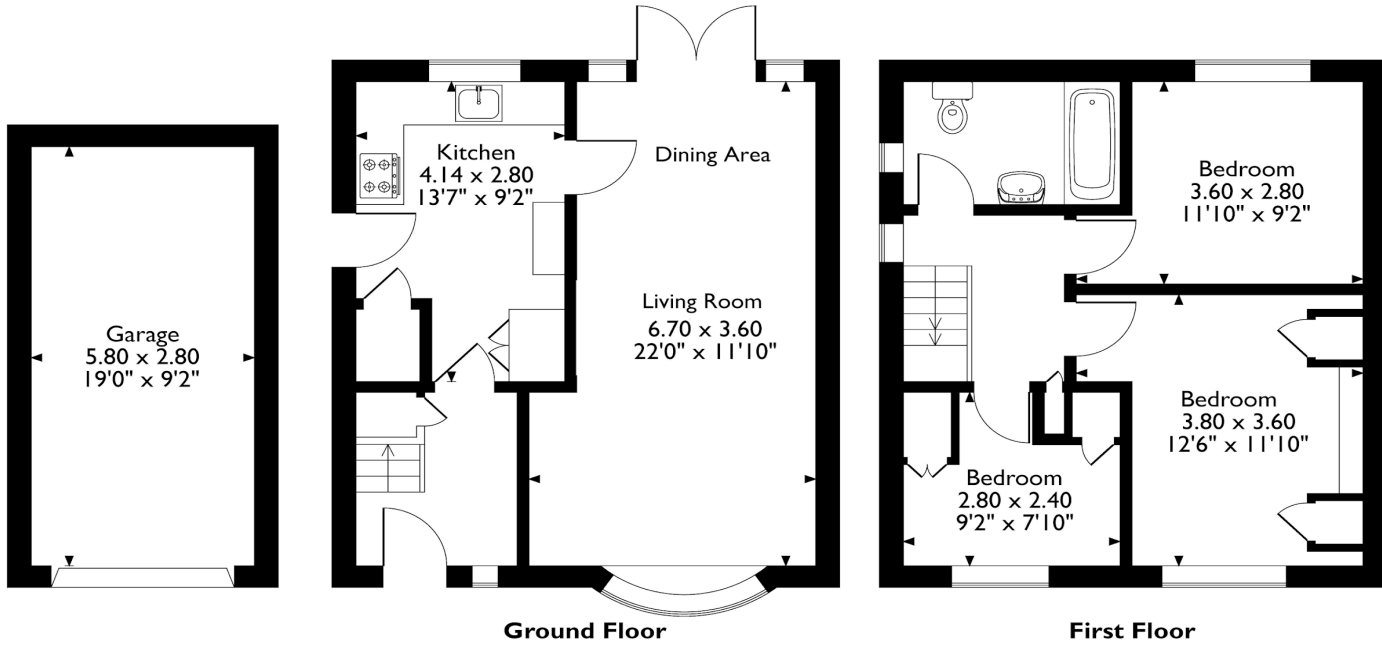
Large enough for use as a single bedroom, a nursery, a home office, or possibly a walk-in wardrobe. Built-in storage units. Central Heated radiator and Double Glazed windows to the front elevation.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Brooklands Avenue, Leeds
 Approximate Gross Internal Area
 Main House = 78 Sq M/ 840 Sq Ft
 Garage = 16 Sq M/ 172 Sq Ft
 Total = 94 Sq M/1012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk