



Coldcotes Avenue, LEEDS LS9 6NB

welcome to

Coldcotes Avenue, LEEDS

A four-bedroom mid-terrace property offering a range of fantastic features, including front and rear gardens, spacious rooms throughout, a versatile dining room, a generous basement, and a double garage to the rear. Updating required but presents an opportunity for many buyers.



Auctioneer's Comments

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Coldcotes Avenue

Ground Floor

Hallway

Entering through the front door, you step into the hallway, with the lounge to the right and the dining room located at the rear.

Lounge

The lounge is a generous size, featuring a double-glazed bay window to the front, a fitted radiator, and coving to the ceiling.

Dining Room

A spacious and versatile room that can serve a

variety of uses, benefiting from a double-glazed window and a fitted radiator.

Kitchen

The kitchen includes two double-glazed windows—one to the side and one at the rear—along with a door providing access to the outside. It is fitted with a range of wall and base units, a gas hob with extractor, and an integrated oven.

First Floor

Bedroom One

Bedroom one is a generous double room featuring a front-facing double-glazed window, a fitted radiator, and additional storage provided by a built-in cupboard.

Bedroom Four

Bedroom four is another good size room, featuring a double-glazed window and a fitted radiator.

Shower Room

The room includes a rear-facing double-glazed window and a fitted radiator. It also features a toilet, wash basin, and a wet-floor shower area, with partially tiled walls.

Second Floor

Bedroom Two

Featuring a rear double-glazed window and a fitted radiator, this is a good-sized room.

Bedroom Three

Bedroom three is a well-proportioned room featuring a double-glazed window, a fitted radiator, and laminate flooring.

Basement

The property also benefits from a spacious basement.

Outside

The property benefits from a front yard with steps leading to the main entrance, along with a rear yard. Crossing the access road at the back provides entry

to a double garage, further parking for multiple vehicles, and an extended garden area.



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Coldcotes Avenue, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID THROUGH TERRACE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109604 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk