



Fernbank Avenue, Leeds, LS13 1BS

welcome to

Fernbank Avenue, Leeds

This semi-detached home on Fernbank Avenue features three bedrooms, a stylish kitchen diner, and a cosy log burner. With large gardens to the front and rear and offered with no chain, it's a fantastic, ready-to-move-into opportunity.



Property Information

This attractive semi-detached property on Fernbank Avenue offers spacious and modern living, featuring three well-proportioned bedrooms and a contemporary kitchen diner ideal for family life or entertaining. A charming log burner creates a cosy focal point in the main living area, adding warmth and character throughout the colder months. Outside, the home benefits from both a large front and rear garden, providing plenty of outdoor space for relaxation, play, or future development. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a smooth and hassle-free move.

Ground Floor Entrance Hall

The entrance hall features herringbone wooden flooring with a radiator, offers access to the living room and modern kitchen diner, and includes stairs rising to the first floor.

Living Room

15' 1" x 11' 10" (4.60m x 3.61m)

The living room features a double-glazed bay window to the front, a radiator, and a log burner set within an exposed brick fireplace, complemented by spotlights.

Kitchen Diner

19' 4" x 9' 2" (5.89m x 2.79m)

The kitchen diner offers wall and base units with worktops, a sink, an integrated oven with an electric hob, herringbone wooden flooring, spotlights, a radiator, space for a table and chairs, three double-glazed rear windows, and double doors leading out to the garden.

First Floor Landing

The landing features carpet flooring, a double-glazed side window, stairs leading down to the ground floor, and provides access to all bedrooms and the bathroom.

Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom One features a double-glazed front window, a radiator, and carpet flooring.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Bedroom Two includes a double-glazed rear window, a radiator, and carpet flooring.

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom Three features a double-glazed front window, a radiator, and carpet flooring.

Bathroom

The bathroom includes a bath with shower over and glass screen, a wash basin unit, a WC, tiled walls, herringbone wooden flooring, and frosted double-glazed windows to the rear and side.

External Front Garden

The front garden features a lawned area, patio and pebbled sections, mature trees, and fenced borders.

Rear Garden

The rear garden is large and features a lawned area, a patio, and fenced borders.

Parking

Parking is available on the street.



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welcome to

Fernbank Avenue, Leeds

- 3 BEDROOMS
- MODERN KITCHEN DINER
- LOG BURNER
- LARGE FRONT & REAR GARDEN
- NO CHAIN

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115587 - 0002

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