



**Sandhurst Avenue, Leeds LS8 3QT**

**welcome to**

**Sandhurst Avenue, Leeds**

Located in the LS8 area of Leeds, this two-bedroom semi-detached home offers front and rear gardens. While some areas may benefit from updating, the property presents strong potential for buyers looking to personalise a home in a popular residential location.



## **Sandhurst Avenue**

### **Ground Floor**

#### **Hallway**

Stepping through the front door, the hallway opens with the lounge on your right and the kitchen-diner on your left, while the staircase to the first floor sits directly ahead.

#### **Lounge**

The lounge includes a double-glazed bay window at the front and a double-glazed sliding door at the rear leading out to the garden. A fitted radiator and carpet flooring finish the room.

#### **Kitchen/Diner**

The kitchen/diner benefits from double-glazed windows to both the front and rear, a fitted radiator, and a rear door providing access to the garden. A further internal door offers useful additional storage. The kitchen is equipped with a generous range of wall and base units, a sink with drainer, and built-in appliances, with space available for a dining area.

### **First Floor**

#### **Bedroom One**

Bedroom One is a well-proportioned double room featuring double-glazed windows to both the front and rear, allowing for plenty of natural light. The space includes a fitted radiator and is finished with laminate flooring.

#### **Bedroom Two**

Bedroom Two includes a side double-glazed window and a fitted radiator.

#### **Shower Room**

The shower room includes a side-facing double-glazed window and is fitted with a shower cubicle, wash basin, and toilet. The walls are fully tiled.

#### **Outside**

Both the front and rear gardens are designed for low maintenance. The front features a small set of steps leading up to the entrance, while a side gate provides access to the fully enclosed rear garden.



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## Sandhurst Avenue, Leeds

- NO ONWARD CHAIN
- SEMI DETACHED
- TWO BEDROOM
- FRONT AND REAR GARDEN
- GOOD SIZE ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109642 - 0002

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