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**LINLEY &  
SIMPSON**



## **LIDGETT PARK AVENUE, LEEDS, LS8 1EU**

This two bedroom semi detached bungalow is situated in a sought after residential location and is offered to the market with no onward chain. Viewing strictly by appointment only.

**Asking Price £219,500**



This semi detached bungalow is situated in a sought after residential location and will be available to view shortly. The accommodation comprises an entrance hall, lounge/dining room, fitted kitchen, two bedrooms, bathroom and wc. There are gardens to the front and rear and driveway giving access to the garage. Offering an excellent location a short walk from Roundhay Park, the popular and varied amenities of Street Lane are also close by as well as popular schools and convenient bus routes accessing the city centre and further afield. The property would benefit from some modernisation and redecoration and this has been reflected in the asking price.

#### **GROUND FLOOR**

**ENTRANCE HALL**  
Entrance door.

#### **LOUNGE/DINING ROOM 11'6" x 14'0" (3.50 x 4.26)**

Double glazed window to front, marble effect fireplace with electric fire, telephone point, television point, coving to ceiling and central heating radiator.

#### **BREAKFAST KITCHEN 11'4" x 10'1" (3.46 x 3.07)**

Fitted wall and base units with work surfaces over, single drainer sink, built in oven and hob with extractor hood over, space for washing machine, boiler cupboard, tiled walls, double glazed windows to side and rear and central heating radiator.

#### **BEDROOM ONE 10'3"x 14'2" (3.12 x 4.32)**

Double glazed window to rear with a pleasant outlook over the rear garden, coving to ceiling and central heating radiator.

#### **BEDROOM TWO 9'1" x 9'9" (2.76 x 2.96)**

Double glazed window to front, coving to ceiling and central heating radiator.

#### **BATHROOM**

White two piece suite comprising panelled bath, hand wash basin, tiled walls, double glazed window to rear and central heating radiator.

#### **SEPARATE WC**

Low level WC.

#### **OUTSIDE**

##### **FRONT GARDEN**

Laid mainly to lawn with planted borders and extensive driveway.

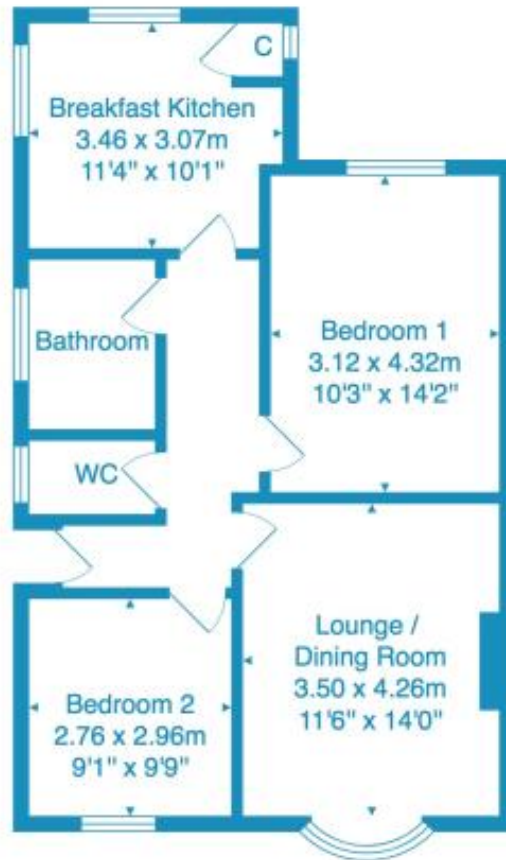
##### **REAR GARDEN**

Laid mainly to lawn with fenced boundaries.

#### **GARAGE**

Brick built garage with up and over door, power and lighting.





Total Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		85	(81-91) <b>B</b>		83
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	55		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	48	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### AGENTS NOTES:

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