



16 Lets Avenue

Leeds, IP30 0RA



16 Lets Avenue
Hunslet

For Sale:
£180,000

Detached

7 Bedrooms
2 Receptions
2 Bathrooms
1 Garage

Apple-estates.co.uk





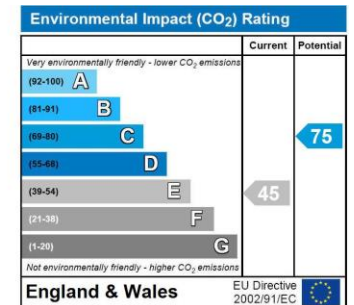
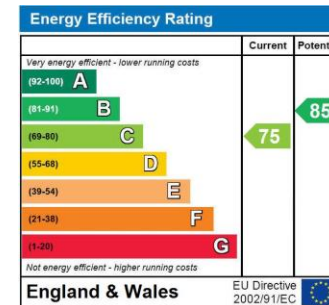
This is a bright and well proportioned family home and is situated in a peaceful no-through road, within the sought after semi rural village of Harrogate,

And a short walk from the village primary school/high school and the local shops & essential stores.

Presented to the market in good condition, the property has been extended to provide versatile accommodation, and enjoys ample parking and a brick built garage.

The rear garden is circa 100 foot in length and faces due South

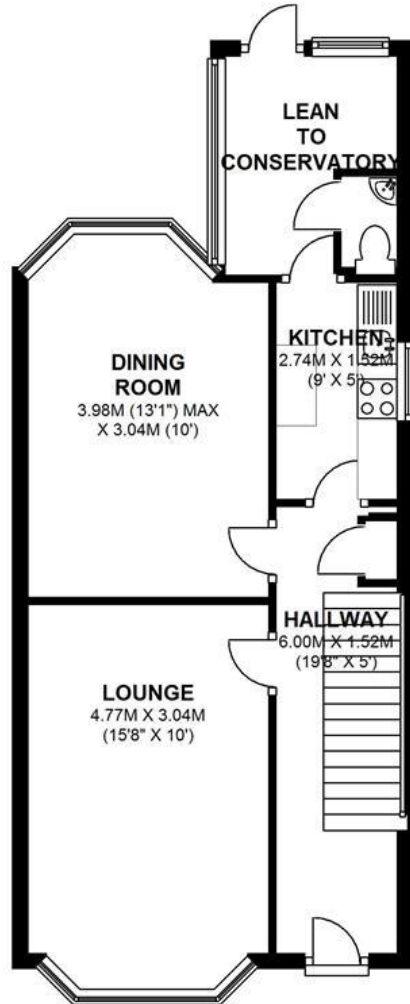
- Tudor Style
- Detached
- Seven Bedrooms
- Large Garden
- New Build
- Off Road Parking
- Chain Free
- Conservatory



Office
 Thesaurus Technology,
 Osborne House
 20 Victoria Avenue,
 Harrogate, North Yorkshire,
 HG1 5QY
 Tel: 020

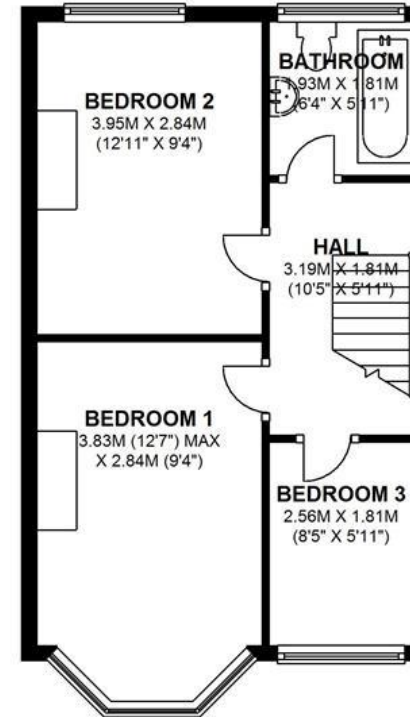
GROUND FLOOR

APPROX. 49.4 SQ. METRES (532.2 SQ. FEET)



FIRST FLOOR

APPROX. 38.6 SQ. METRES (415.2 SQ. FEET)



TOTAL AREA: APPROX. 88.0 SQ. METRES (947.4 SQ. FEET)

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Entrance: 20.00m (65' 7") x 15.00m (49' 3")

Radiator. Stairs rising to first floor landing. Central heating thermostat.

Lounge:

Large Lounge Area, built in bookshelf surrounding natural fireplace.

Sitting Room: 14.00m (45' 11") x 16.00m (52' 6")

16'0" x 10'1" (plus bay window 1'8") Bay window to front aspect.

Double panelled radiator. Television point. Telephone point. Double doors to:

Dining Room 9'10" x 9'9":

Sealed unit double glazed patio doors. Radiator.

Kitchen 9'3" x 9'9":

Window to rear aspect. Range of limed oak style wall mounted units with lighting under. Two glass fronted units.

Base units with work surface over incorporating "AEG" electric fan oven. Gas hob. Extractor. Plumbing for dishwasher. Single sink and drainer. Tiled splash back areas. Spotlights. Radiator. Arch to:

Garden:

Large open Garden Area

Landing:

Window to side aspect. Access to loft space. Airing cupboard housing hot water tank and linen space.

Master Bedroom:

10'7" max excluding two fitted wardrobes x 10'6" Two windows to front aspect. Part sloping ceiling. Radiator. Telephone point. Two double built in wardrobes.

En-Suite Shower:

Frosted window to side aspect. White suite comprising low level w.c. Pedestal wash hand basin. Shower cubical with "New Team" shower. Extractor. Half tiled.

Bedroom Two 9'1" x 10'6":

Window to front aspect. Part sloping ceiling.

Bedroom Three Window to rear aspect.:

9'2" x 6'1" extending to 9'2" into recess

Bedroom Four 8'6" x 6'3":

Window to rear aspect. Radiator.

Bathroom:

Frosted window to rear aspect. White suite comprising low level w.c. Pedestal wash hand basin.

Panelled bath with mixer tap and shower hose attached. Half tiled splash back areas. Part sloping ceiling. Extractor. Radiator.

Front:

Lawn and shrubs. Driveway for two vehicles leading to:

Double Garage:

Two metal up and over doors.

Power and light connected. Personal door to garden. Side gated access.

Rear:

Paved patio area. Mainly laid to lawn with shrub borders. Outside tap. Security lighting. Feature circular patio. Enclosed mostly by fencing.

