



Foxwood Avenue  
Leeds

Asking Price £140,000



ManningStainton

helping people move



# Foxwood Avenue

Leeds, LS8

A well-proportioned three bedroom semi-detached property, now in need of some modernisation yet having gas fired central heating supplied by a modern combination boiler and PVCu double glazing. This much loved family home offers scope and potential for buyers looking to refurbish the accommodation to suit their own tastes and requirements.

In brief the property includes a ground floor entrance porch and through hallway, a spacious living room with a large picture window to the front elevation, a separate dining room with rear aspect over the garden and a kitchen with original pantry cupboard. To the first floor are three particularly good size bedrooms and a house bathroom which is fitted with a three piece suite.

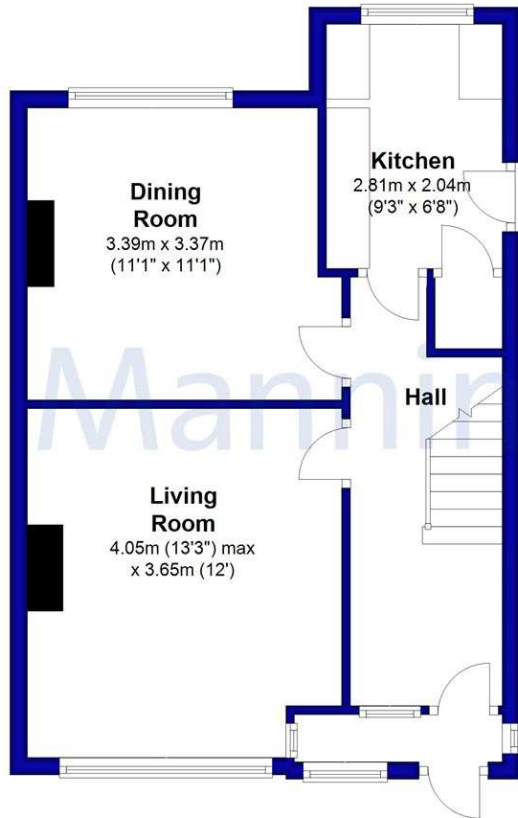
The property is situated on a small residential cul-de-sac and has a small garden area to the front with a wide path/narrow drive to the side leading to a detached garage for storage purposes, and there is also further outside storage provided by the coal store to the side. The garden to the rear is well stocked with mature herbaceous planting and shrubbery.

This is a popular area with families due to the convenient position. Local shopping facilities are available on Dib Lane, with more extensive amenities on Easterly Road and Oakwood Parade. Nearby Fearnville Sports Centre offers a range of leisure facilities including a swimming pool. Leafy Roundhay Park offers many recreational amenities including parkland walks and lakes.



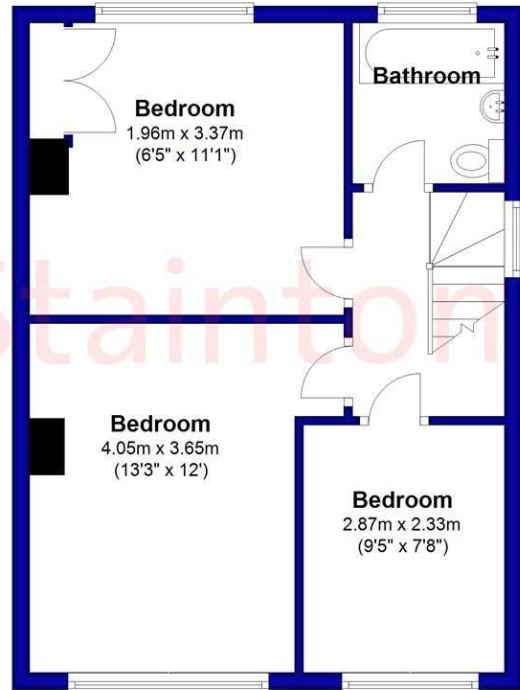
## Ground Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

Plan produced using PlanUp.

### Directions

From our Oakwood office proceed up Roundhay Road and turn right at the traffic lights onto Oakwood Lane. At the roundabout by 'McDonalds' turn left onto A58/Easterly Road. Continue for approx 0.4 miles before turning right across the dual carriageway onto Dib Lane. Turn immediately left before the parade of shops onto Grange Park Avenue. Upon reaching the T junction at the end turn left onto Grange Park Road. Take the second turning right onto Foxwood Avenue where the property can be found on the left hand side.

### Viewing

By appointment only through our Oakwood branch

### Open 7 days a week

Mon, Tues, Thurs, Fri	9.00 - 5.30
Wednesday	9.45 - 5.30
Saturday	9.00 - 4.00
Sunday	10.00 - 3.00

### Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

