



Harehills Park Avenue
Leeds

Asking Price £142,000



ManningStainton

helping people move

Harehills Park Avenue

Leeds, LS8

A lovely refurbished three bedroom semi-detached, situated a minutes' walk from Harehills Park and within convenient access of local amenities on Harehills Lane.

The property has gas fired central heating and instant hot water supplied by a combination boiler, PVCu double glazing, predominantly neutral decor and modern fixtures and fittings.

A ground floor entrance hall has laminate flooring and a staircase to the first floor with useful understairs storage cupboard. The living room has a circular bay window overlooking the front garden and has been slightly extended with a door through to a spacious double aspect kitchen, which is attractively fitted with modern units with contrasting worktops incorporating a useful breakfast bar and an integrated oven and hob. The first floor landing provides access to two double bedrooms, a good size single bedroom and a bathroom fitted with a modern suite in white. The house stands on a corner plot with a lawned front garden which is partly screened from the roadside by mature hedging, with a driveway affording off road parking, a brick garage to the rear and small rear courtyard area.

The property is within access of local amenities on Harehills Lane, including a variety of shops. St James Hospital is also situated close by. Additional facilities on Oakwood Parade and Street Lane include popular restaurants, cafe bars and designer boutiques. Crossgates shopping centre offers a wide range of facilities including a Marks and Spencer food outlet. Leafy Roundhay Park offers many recreational amenities including parkland walks, the boating lake, the sweeping lawns and sports grounds on Soldiers Field, pretty Canal Gardens and Tropical World which is a particularly popular attraction with children. Regular transport services are available which provide access to the city centre and surrounding areas. The A58, A64 and the outer Ring Road provide access to the business centres of Harrogate, York, Wetherby and Bradford, with the A1-M1 link road for those commuting further afield.



Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.7 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

Plan produced using PlanUp.

Directions

From our Oakwood Office proceed down Roundhay Road, and upon reaching the traffic lights at the junction with Easterly Road, continue straight ahead then at the second set of lights turn left onto Harehills Lane. Proceed for approximately three quarters of a mile. Upon reaching the traffic lights at the junction with Foundry Approach and Compton Road turn left onto Foundry Approach. Turn right after a short distance onto Harehills Park Avenue. The property is situated on the left hand side and will be identified by Manning Stainton 'For Sale' board.

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+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

