



30 West Farm Avenue, Leeds, West Yorkshire, LS10 3SQ

Offered for sale with NO ONWARD CHAIN, this semi-detached house is ideally located in a quiet cul-de-sac in a highly popular residential area with excellent local amenities and good transport links. Having three bedrooms, two reception rooms and front and rear gardens it would be ideal for first-time buyers and a viewing is highly recommended.

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dacres.co.uk   



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General Remarks

A fabulous opportunity to update and possibly remodel a property to your own style and taste, this three-bedroom semi-detached house offers spacious living accommodation and has huge potential. Offered for sale with no onward chain a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - front entrance porch opening to the entrance hall with stairs rising to the first floor, spacious living room with sliding doors to the dining room, kitchen and a conservatory with access to the rear garden.

The kitchen has fitted wall and base units, ample worktop space, integrated gas hob and electric oven.

On the first floor there are three bedrooms, two doubles and a good sized single, all have fitted wardrobes. The fully tiled-bathroom has a two-piece suite comprising; - bath with electric shower over, shower screen, WC, wash basin and an airing/linen cupboard, the separate WC is adjacent to the bathroom. The landing provides access to the loft which offers a useful additional storage space.

Externally, the front garden is mainly laid to lawn, and the gated driveway provides ample off-street parking leading to the garage which is complete with fitted light and power. The larger, rear garden is again laid to lawn with borders well stocked with established plants and bushes, the patio area offers an ideal space for relaxing or enjoying a barbecue.

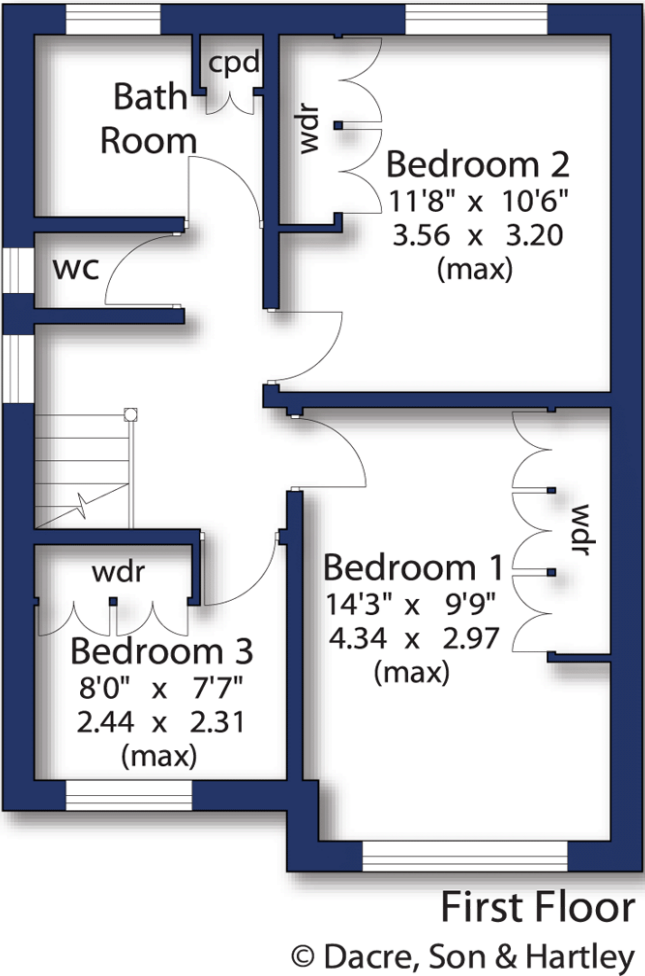
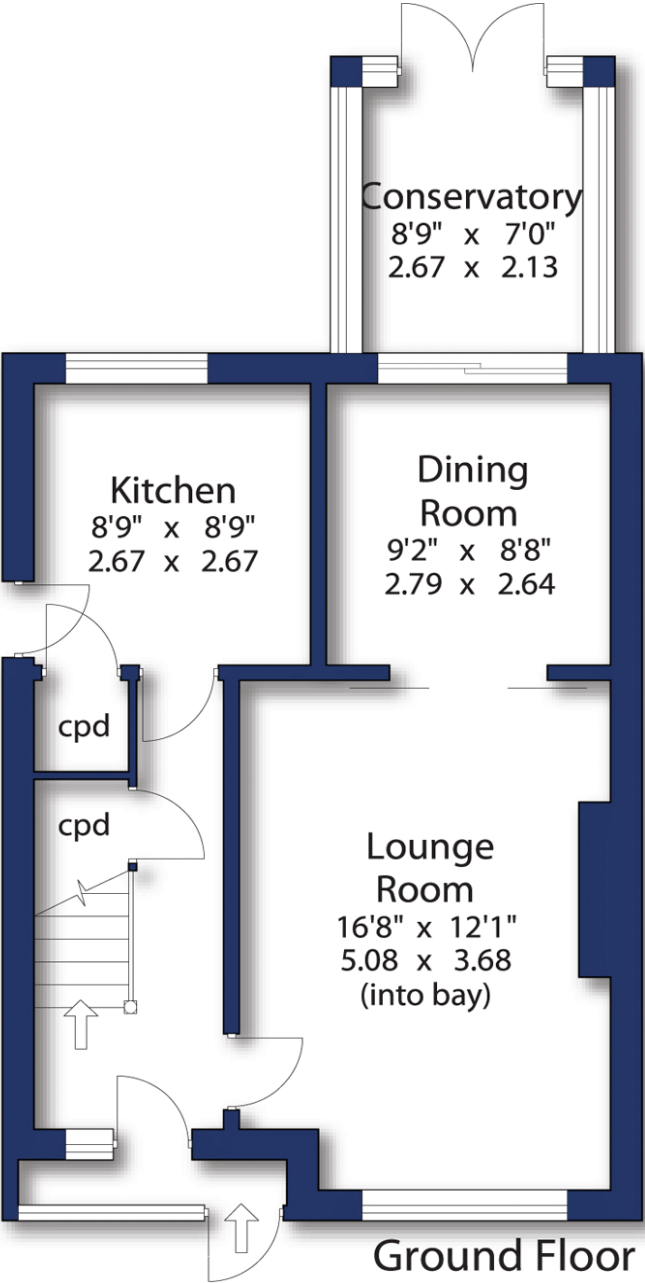
This property is situated in a popular residential estate in Middleton; less than five miles from the commercial centre of Leeds. Middleton offers a range of local shops and amenities including its own Leisure Centre. The M62 motorway connecting Leeds and Manchester is also readily accessible.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

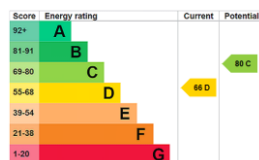
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ARRANGE A VIEWING



Call 0113 322 6333 or email
morley@dacres.co.uk

