



**Guide Price £215,000**

- Two Bedroom semi-detached property in a quiet cul-de-sac location
- Off Street parking
- Good size rear garden mainly laid to lawn
- Close by to Schools and Kirkstall retail park
- Excellent transport links into the City Centre nearby
- Close to Bramley Park and Leeds & Liverpool Canal

## Vickers Avenue, Leeds, LS5 3DJ

A two bedroom semi-detached home tucked away in a quiet residential cul-de-sac offering off street parking and good size garden. This is an ideal home for first time buyers, downsizers or small families. Conveniently positioned close to Kirkstall Shopping Park, excellent transport links and well-regarded schools.

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## Vickers Avenue, Leeds, LS5 3DJ

Tucked away in a quiet cul-de-sac, this two-bedroom semi-detached home offers generous outdoor space in a highly convenient location.

Entered from the front door into a bright and airy lounge with bay window. To the rear a good size kitchen with breakfast bar and useful pantry storage, there is also a rear door taking you directly into the garden.

To the first floor the property has two generous double bedrooms together with a family bathroom with shower over bath. Externally the home enjoys a large rear garden mainly laid to lawn with patio close to the rear door for alfresco dining and a useful a storage shed. To the front there is a further garden and a drive provides off street parking.

Perfectly positioned just half a mile from Kirkstall Shopping Park, the property is within reach of supermarkets, leisure facilities, Schools and scenic walks along the Leeds and Liverpool Canal, Bramley Park and Kirkstall Abbey. Excellent bus routes on nearby Kirkstall Road provide quick and easy access into the Leeds City Centre and rail commuters can also benefit by using Headingley or Kirkstall Forge train station.

## Directions

what3words force.candy.script

## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

## Tenure, Services & Parking

- Freehold
- Drive
- All mains services connected

## 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 to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

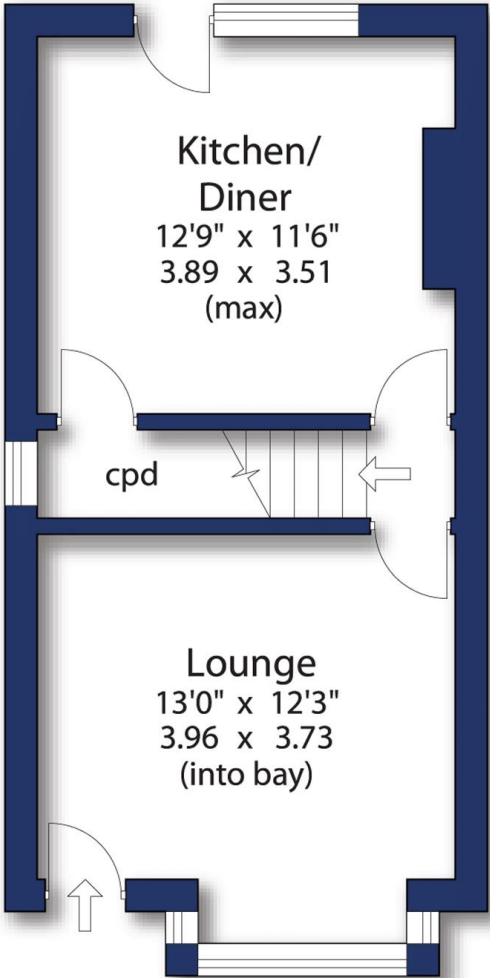
## Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

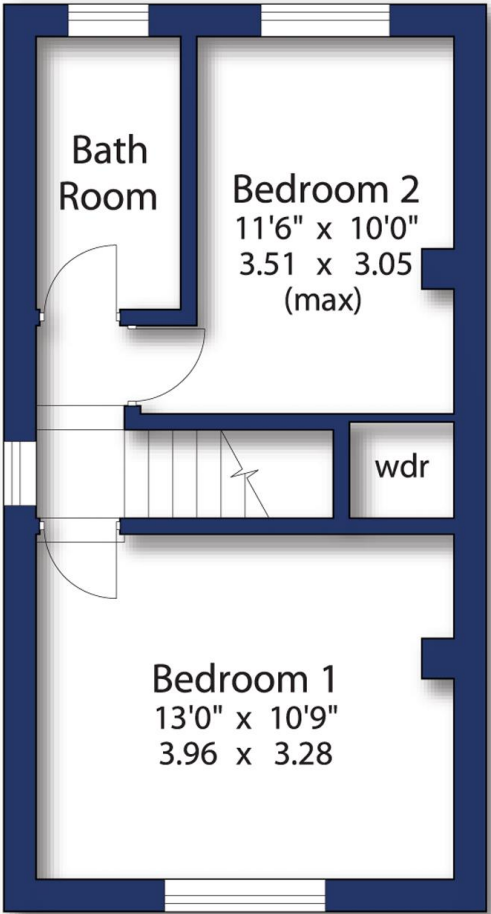
Dacres Ref: WES260168



Floorplans

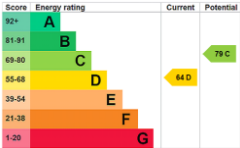


Ground Floor



First Floor

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