DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



20 Trescoe Avenue, Leeds, West Yorkshire, LS13 4JX

Ideally situated at the head of a quiet cul-de-sac in a highly popular residential area this semi-detached property is beautifully presented throughout and offered for sale in turnkey condition. Set in what is believed to be the largest plot in the street it would make an ideal family home, and a viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk

20 Trescoe Avenue, Leeds, West Yorkshire, LS13 4JX

Asking Price: £299,995



General Remarks

A deceptively spacious three-bedroom semi-detached property having accommodation arranged over three floors and extended to the side. Having Amtico flooring to the ground floor and high-quality integrated appliances the property can only be fully appreciated by viewing.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor and understairs storage space, spacious living room with an inset gas fire and feature bay window, dining room with French doors to the conservatory and an extended kitchen overlooking the rear garden.

The well-appointed kitchen has fitted wall and base units, ample worktop space and quality integrated appliances (mostly Bosch) including induction hob, double oven, fridge, freezer, dishwasher, washing machine and dryer.

On the first floor there are three bedrooms, two are doubles and both have fitted wardrobes including the main bedroom which has a feature bay window overlooking the front of the property. The third bedroom would make an ideal office for anyone working from home. The bathroom is fully tiled and has a modern three-piece suite comprising; - P-shaped bath with shower over, shower attachment, shower screen, WC and wash basin.

The second floor is accessed via a fixed staircase, having fitted light, power, skylight window and under-eaves storage it would be suitable for a variety of different uses including occasional bedroom, hobby room, games room etc.

Externally, to the front of the property there is a small rose garden and a shared driveway leading to the garage which has fitted light, power, inspection pit and a storage space to the rear of it. The generous rear garden is probably one of the largest in the street, fully enclosed with a lockable gate it is accessed from both the kitchen and the conservatory, mainly laid to lawn with borders well stocked with established plants and bushes. Completing this fabulous space is a summer house and a raised water feature.

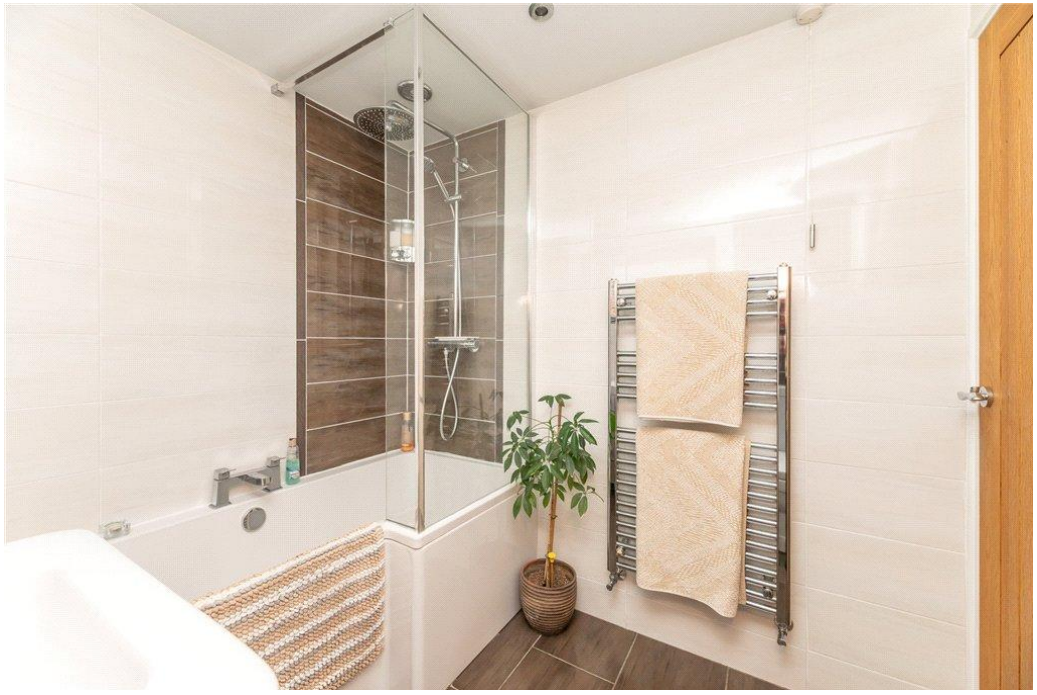




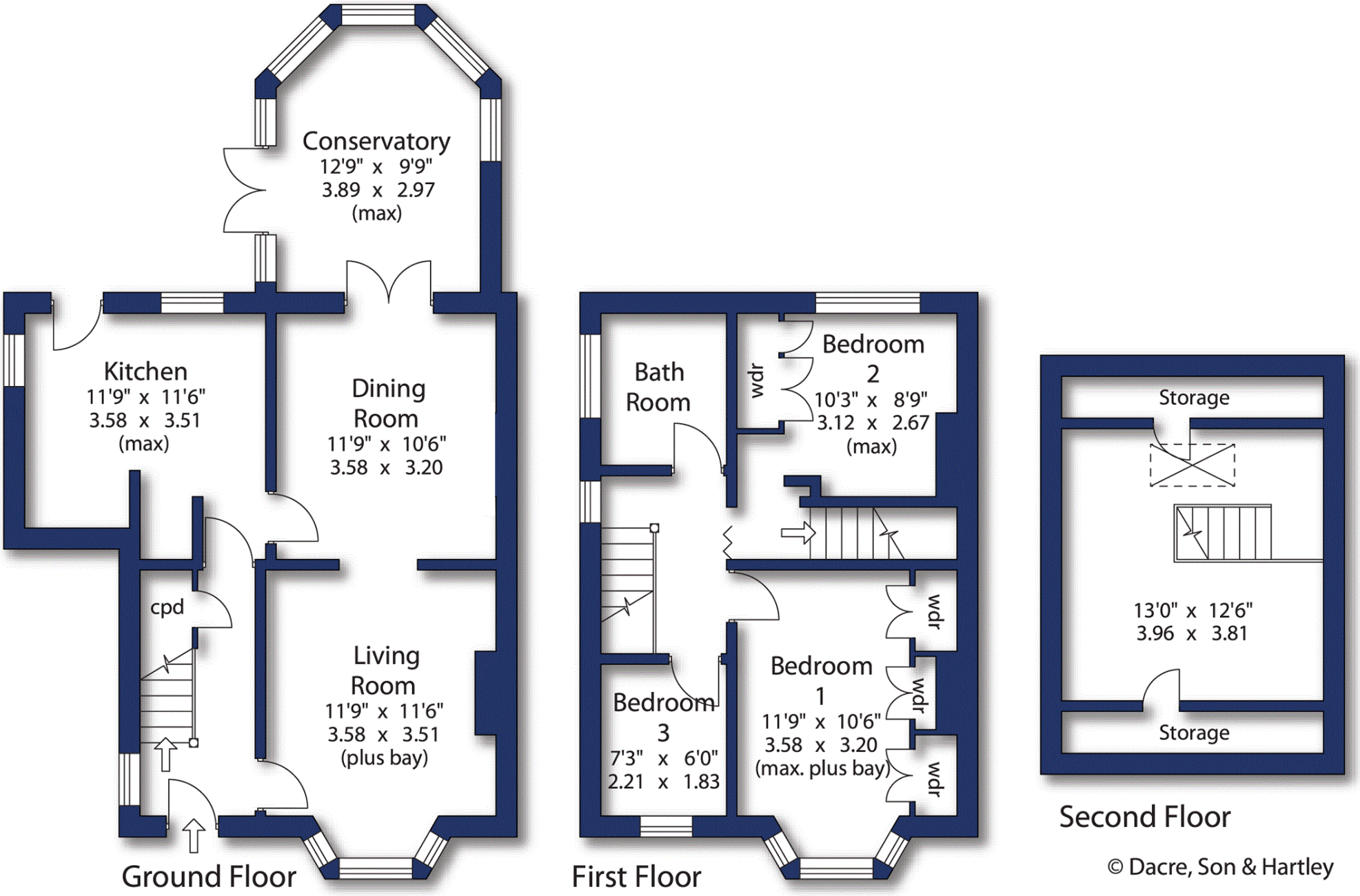





ENJOY
EVERY
MOMENT



Floorplans



© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves 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: MOR260270

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

