



Spring Valley Avenue, LEEDS LS13 4RR

welcome to

Spring Valley Avenue, LEEDS

GUIDE PRICE £175,000 - £185,000. Offered with no chain, this attractive two-bedroom semi-detached bungalow on the popular Spring Valley Estate features a spacious lounge, fitted kitchen, wet room, driveway, garage and generous gardens, all within easy reach of the Ring Road and local amenities.



Property Information

Offered to the market with no onward chain, this well-maintained two-bedroom semi-detached bungalow occupies a sought-after position on the popular Spring Valley Estate. Boasting attractive kerb appeal, a driveway, detached garage and generous gardens, the property offers comfortable single-level living with excellent access to local amenities and convenient links to the Ring Road for commuters.

The accommodation briefly comprises a spacious lounge, fitted kitchen, two double bedrooms and a practical wet room. Externally, the property enjoys gardens to both the front and rear, making it an ideal choice for a range of buyers.

Lounge

A generously proportioned reception room offering plenty of space for both seating and dining furniture if desired. Large windows allow for an abundance of natural light, creating a bright and comfortable living environment perfect for everyday relaxation or entertaining guests.

Kitchen

A good-sized fitted kitchen offering a range of wall and base units with complementary work surfaces. There is ample space for appliances and food preparation, with views over the garden adding to the room's appeal.

Bedroom One

A spacious double bedroom benefiting from fitted wardrobes to both sides of the room, providing excellent storage whilst retaining ample space for additional furnishings.

Bedroom Two

A further generous double bedroom offering flexibility for use as a guest bedroom, dining room, hobby room or home office depending on individual requirements.

Bathroom

Thoughtfully adapted to create an easy-access wet

room, fitted with a shower area, wash hand basin and WC. Designed with practicality and convenience in mind.

Garden

The property enjoys attractive kerb appeal with a neatly maintained lawned front garden bordered by colourful flower beds. A driveway provides convenient off-street parking and leads to the garage.

A particularly good-sized mainly paved rear garden offering an excellent outdoor space to enjoy throughout the year.

Garage

Detached pebble-dashed garage providing useful storage, workshop potential or secure parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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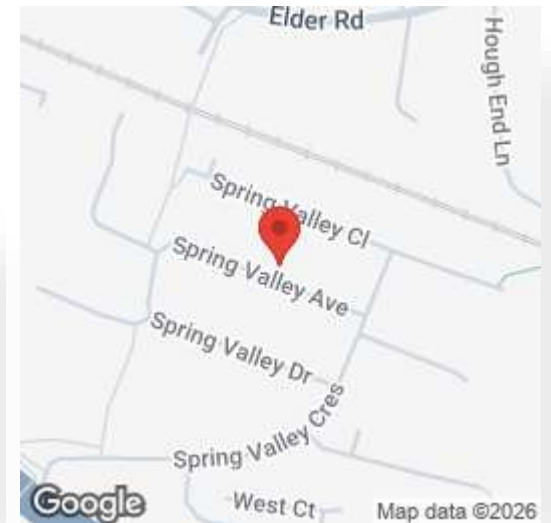
- GUIDE PRICE £175,000 - £185,000
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ADAPTED WET ROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117236 - 0004

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