



11 Birchwood Avenue, Leeds, LS17 8PJ, West Yorkshire

3 Bed Semi Detached property ideally situated for commuting to Leeds Centre. The excellent amenities of Roundhay Park, Street Lane and Moortown are less than 5 min drive. No Pets

A Three Bedroom Semi Detached property offered to let in this much sought after area of North Leeds. Ideally situated for commuting to Leeds City Centre and other surrounding districts via the Moortown Ring Road. The shopping areas and amenities of Roundhay Park, Street Lane and Moortown are only a 5 minute drive and Leeds Bradford Airport approximately 15 mins. The property benefits from gas central heating with a brand new boiler, double glazing, security alarm and cable / satellite TV, off road parking, garage, gardens to the front and a side area with paved patio allowing space for a table and chairs. The property comprises of: Entrance hallway with laminate flooring and under stairs storage area, lounge with bay window and coal effect gas fire, large dining room with laminate flooring and an open fire with an attractive cast iron surround, kitchen with gas, fridge freezer and plumbing for a washing machine, two double bedrooms with fitted wardrobes and a spacious single bedroom, separate wc and bathroom with shower. Pets are not accepted.

BASE INFORMATION:

Rooms	: 3
Bed	: 3
Bath	: 1

CONVENIENCE:

General Amenities: Gas Central Heating,

Appliance Amenities: Cooker,

Energy Savings Amenities: Double Glazing,

Landscape Amenities: Lawn,