

# LEEDS ACCOMMODATION BUREAU

## Sales & Lettings



Conway Avenue, Harehills, Leeds, LS8 5JE

Asking Price £115,000

- Lounge
- 2 Double Bedrooms
- Garden To Front
- Freshly Painted and decorated
- On Street Parking
- Fitted Kitchen
- Bathroom With Shower / WC
- Double Glazed
- Gas Central Heating

# Conway Avenue, Leeds LS8 5JE

Leeds Accommodation Bureau are pleased to bring to market this end terrace property that is situated in the popular area of Harehills.

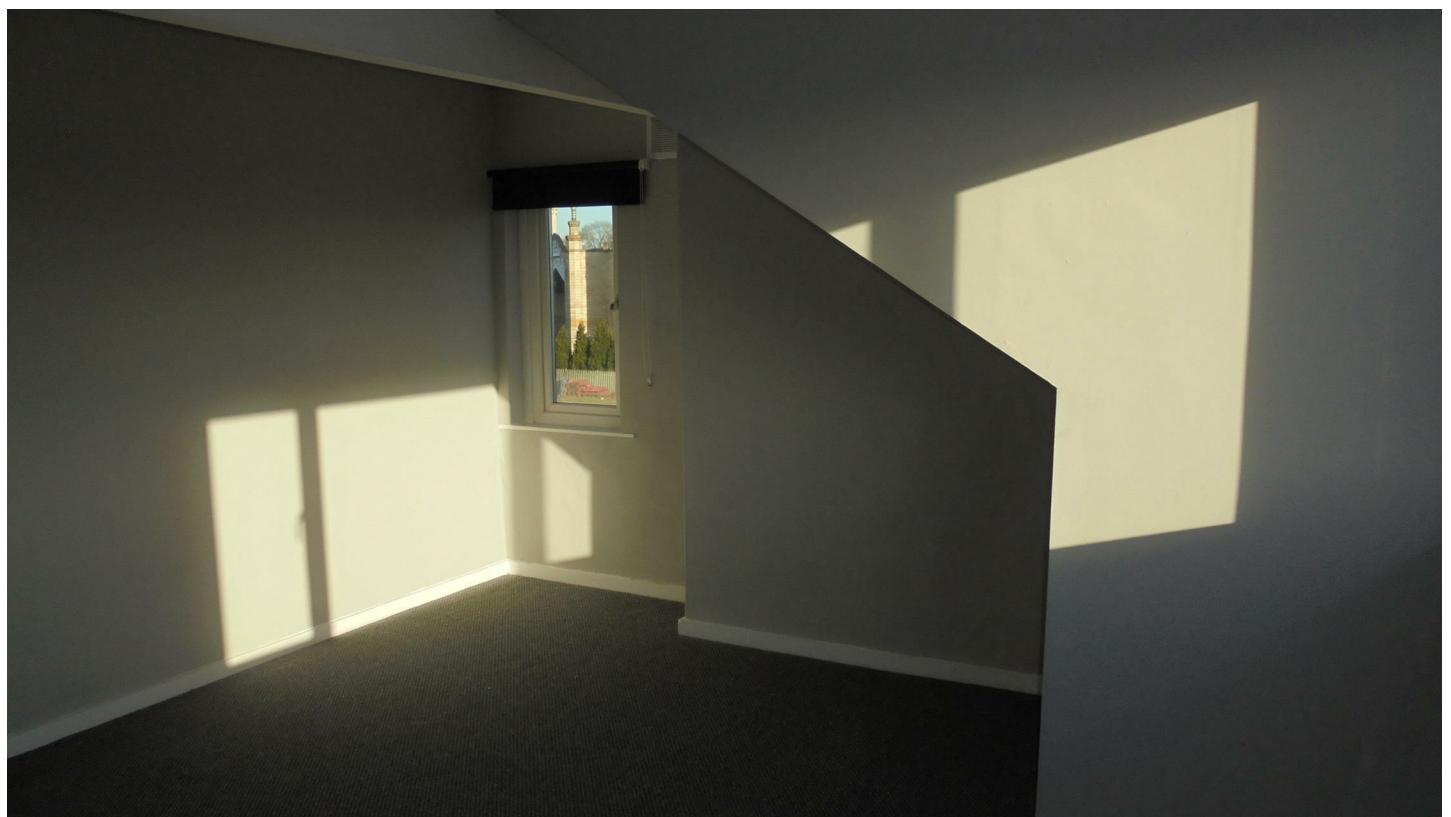
This property would ideally suit Investor or first-time buyers.

This 2 bed end terraced property is within easy access to local amenities schools and transport links to Leeds City Centre.

Harehills Primary School, Chapel Allerton and Roundhay Schools are all within commuting distance.



Council Tax Band: A



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The property has recently been painted and decorated by the current owners.

### **Description**

A two-bed end terraced property comprising: .

UPVC Front door to Lounge

Fitted Kitchen with a range of wall and base units with complimentary worktops.

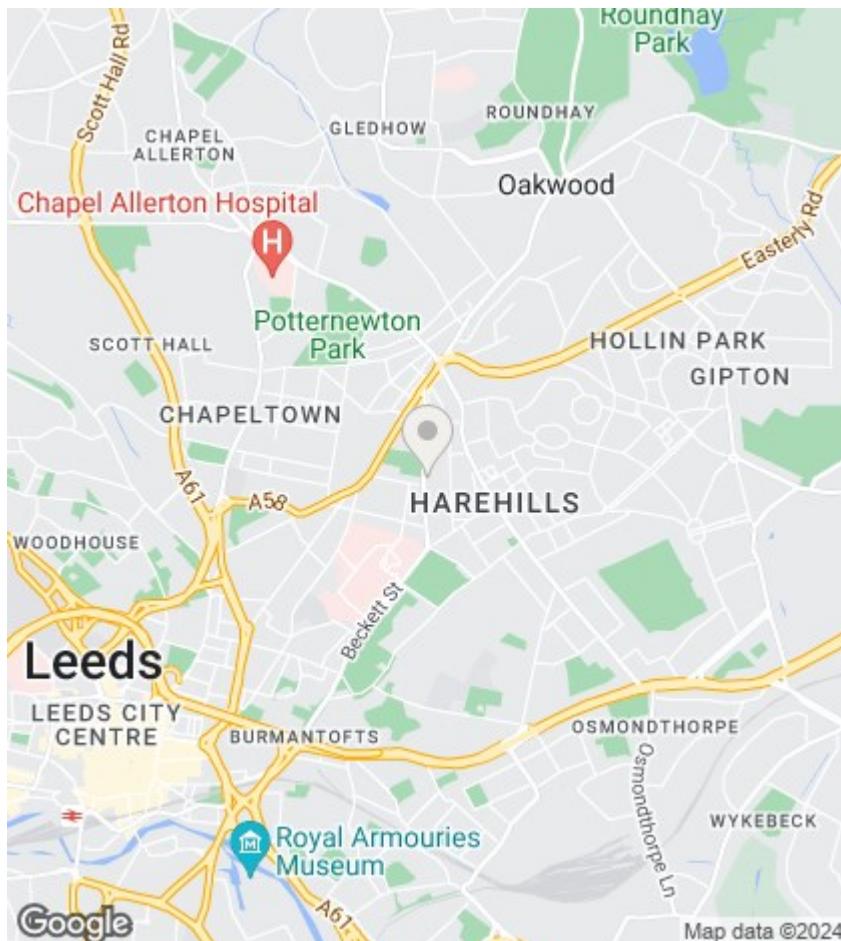
To the first floor is Spacious Main double bedroom

Bathroom with shower/WC

The second floor is a Spacious Dormer Bedroom with far reaching views of the City.

UPVC Front door and Windows and Gas Central Heating

Garden fronted and On Street Parking.



## Directions

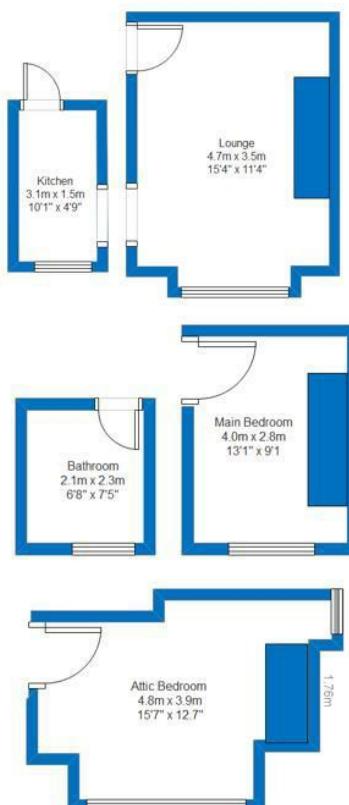
## Viewings

Viewings by arrangement only. Call 01132 444 011 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer: The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. No details are guaranteed, and they cannot be relied upon for any purpose.