



6 Glebe Avenue, Leeds, West Yorkshire, LS5 3HN

A nicely presented, three bedroom house in Kirkstall.

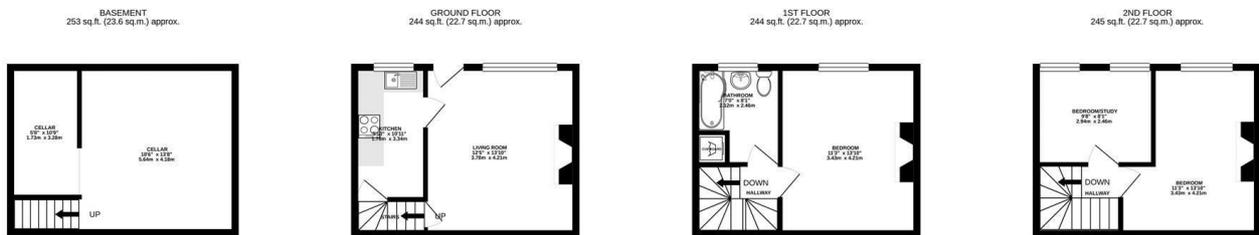
Sold chain free, the property includes a large living room and separate kitchen, basement storage, a house bathroom, two large double bedrooms and a third room which is used as a study. Original wooden floors are retained throughout.

Glebe Avenue is a quiet cobbled street less than 0.2 miles from Headingley train station and 0.5 miles from supermarkets and gyms on Kirkstall Road. On street parking is available.

- Three Bedroom
- Basement Storage
- Chain Free
- On Street Parking
- Wooden Floors
- Close to Train Station

£189,950

www.fletcherprops.com



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	