





Description

A traditional stone fronted town house with accommodation arranged over four floors. The property retains some original features including fireplaces, balustrades and handrails and the original sliding sash windows and benefits from gas fired central heating.

The accommodation is very flexible and briefly comprises: Hall, sitting room, dining room and kitchen with integrated oven and hob. On the lower ground floor there is a cellar which doubles as a utility room and has access to the rear courtyard in addition to the access from the kitchen on the floor above. Arranged over the first and second floors are four bedrooms and the house bathroom. There are courtyard style gardens to both the front and rear, with the rear providing parking.

West Lea Avenue is a peaceful cul-de-sac, situated to the south western side of the town off Otley Road. The immediate area supports good local amenities catering for most daily needs with the town centre only a short distance away. There are excellent schools for all age groups within walking distance and the area is considered ideal for the commuter as easy access can be gained to the larger cities within the area via a good road network.

Tenure

Freehold.

Services

All mains services are connected to the property.

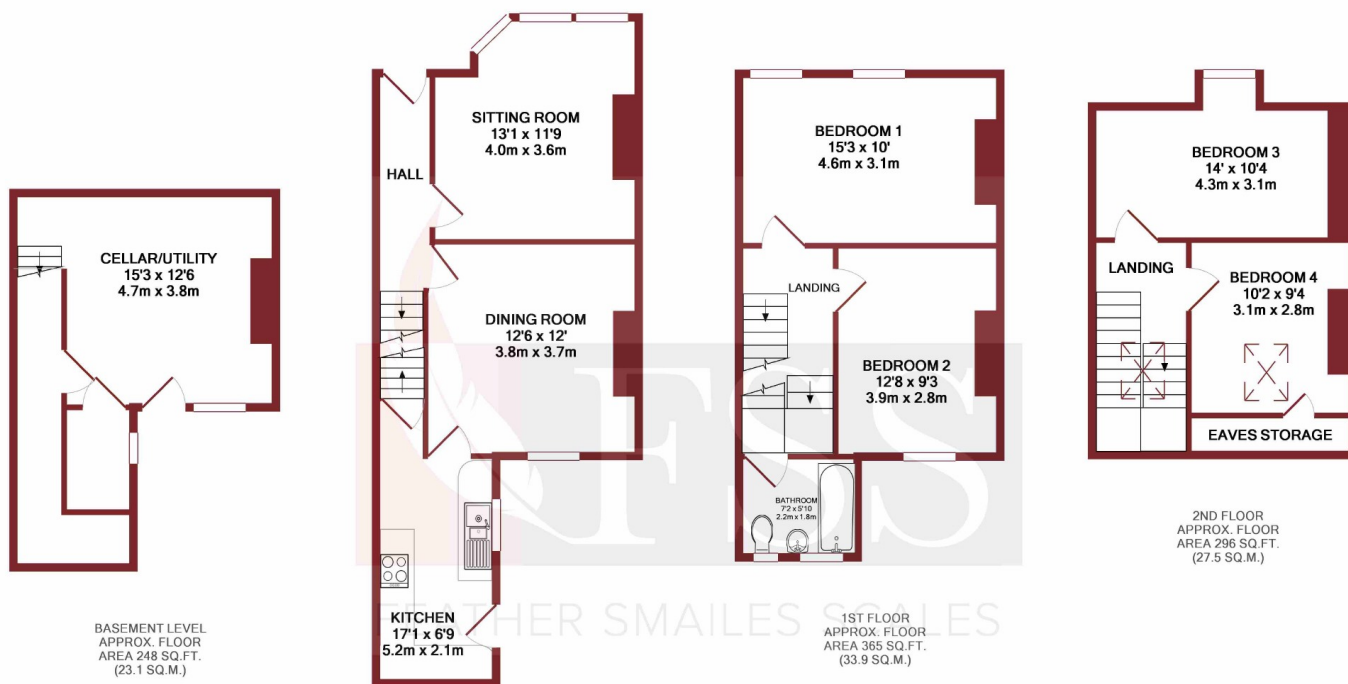
Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn right signposted to Leeds. Go straight over at the Prince of Wales roundabout onto the Otley Road and continue towards the top of the hill where West Lea Avenue will be seen as a left hand turn.

Details Prepared

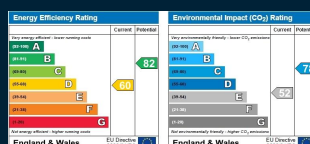
10th August 2018.





TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)
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