



## 16 Vickers Avenue, Leeds, West Yorkshire, LS5 3DJ

Ideal for homeowners or investors.

A large semi-detached house on a quiet residential cul-de-sac which is presented in excellent condition throughout. A large rear garden with a private garage is accompanied by a driveway and additional garden to the front.

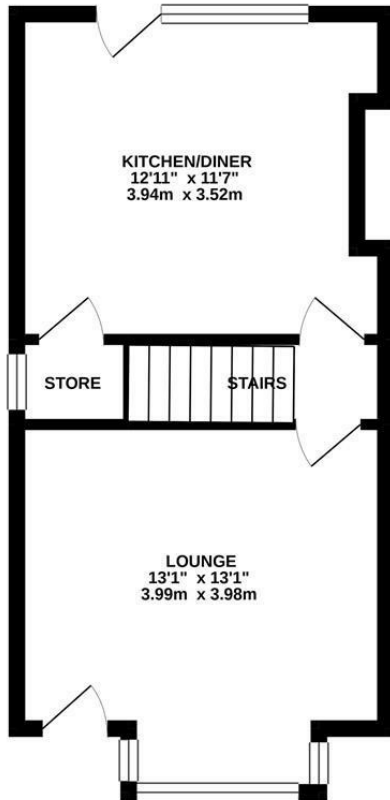
The house contains a recently installed kitchen dining room with fitted units, breakfast bar, pantry storage and rear garden access. The front living room has a large bay window. Two large double bedrooms are accompanied by a house bathroom with a bath & shower over.

Vickers Avenue is located 0.5 miles from Kirstall Road, with supermarkets, a leisure centre and

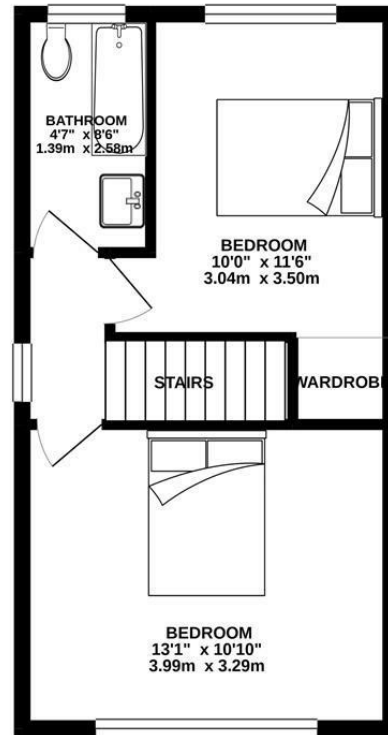
- Beautiful Garden
- Private Garage
- Quiet Cul De Sac
- Off Street Parking
- Semi Detached
- Chain Free

**£235,000**

GROUND FLOOR  
342 sq. ft. (31.8 sq. m.) approx.



1ST FLOOR  
332 sq. ft. (30.8 sq. m.) approx.



TOTAL FLOOR AREA: 674 sq. ft. (62.6 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) <b>A</b>			71
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	