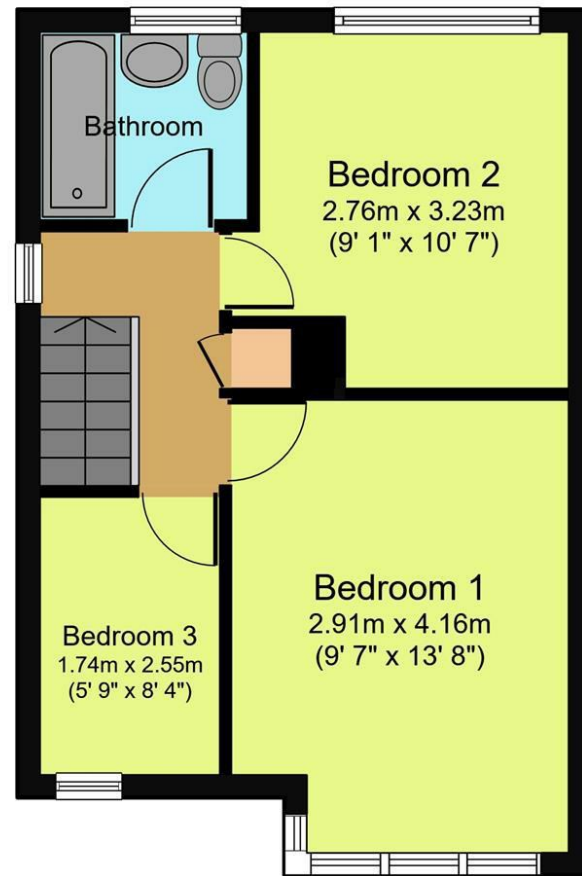


Ground Floor



First Floor

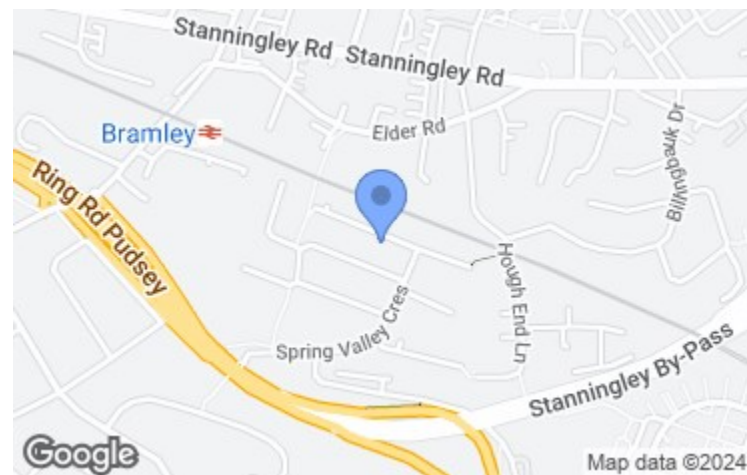
Created using Vision Publisher™



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 73 |
| (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 | | 86 |

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com



Directions

Please see mapping.



Spring Valley Close, Leeds, LS13 4RT
Offers In The Region Of £220,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Spring Valley Close, Leeds, LS13 4RT

 1  3  1

THREE BEDROOM SEMI-DETACHED ** WALKING DISTANCE TO BRAMLEY TRAIN STATION & SWINNOW MORRISONS ** CLOSE TO PRIMARY AND SECONDARY SCHOOLS ** CUL-DE-SAC/NO THROUGH ROAD ** ACCESS TO THE RING ROAD & MOTORWAY LINKS ** OWNERS LOVE HOW FAMILY ORIENTATED THE STREET IS AND THE COMMUNITY VIBE!

Enter via composite door into entrance vestibule. Door leads into the living room and stairs rise to the first floor landing.

The ground floor comprises of living room and open plan kitchen diner. Both are neutrally decorated and complimented with light flooring. The kitchen is fitted with a range of wall and base units in cream gloss, with contrasting work top surfaces. Incorporating a stainless steel drainer sink with mixer tap and tiled splash backs. Integrated four ring gas hob with electric oven under and extractor hood over. Benefiting from an integrated fridge freezer and plumbing for a washing machine. The boiler is located in

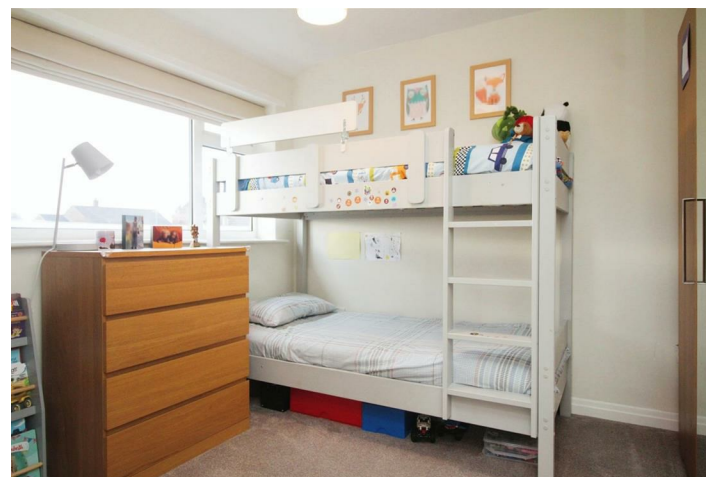
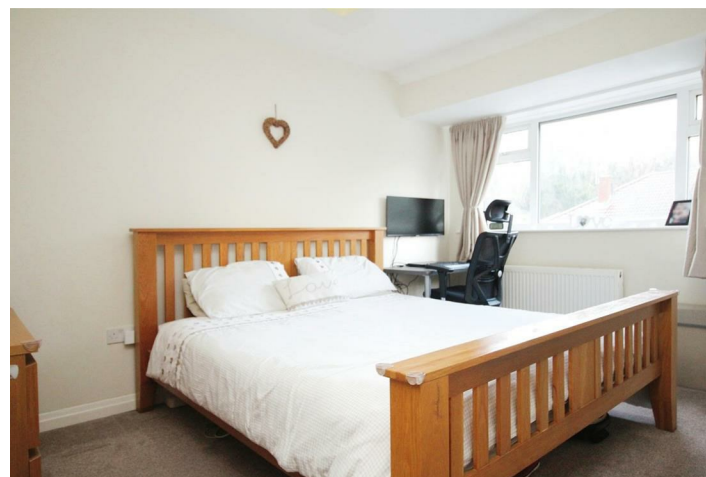
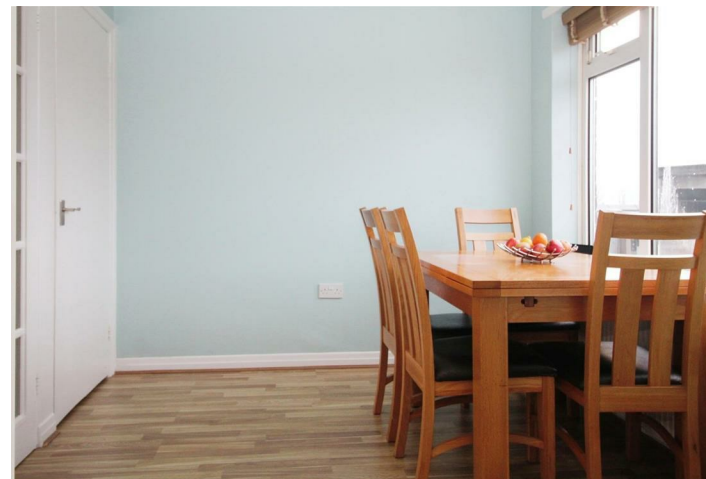
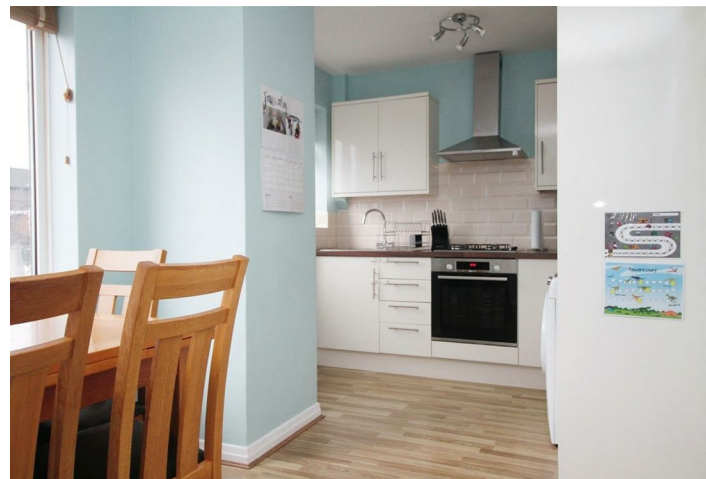
the storage cupboard within the kitchen area and further under stair storage can be found in the dining area - this is useful for household items, cloaks and shoes.

The first floor offers three bedrooms, two doubles and one single, all neutrally decorated. The bathroom is fully tiled and fitted with a white three piece suite comprising of; panelled 'P' shaped bath with curved glass shower screen, wash hand basin and low flush WC. The bathroom is also fitted with an electric shower, mixer taps with additional shower hose attachment and chrome heated towel rail.

From the landing, you can access the fully boarded and insulated loft via hatch and pull down ladders. There is also a fitted cupboard on the stairs which currently houses the dryer. Both this and the loft are perfect for storage.

Central heating and double glazing throughout.

Externally the property benefits from gardens to the front and rear, driveway to fit 2-3 cars and a single detached garage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
TBC

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold