

HUNTERS[®]

HERE TO GET *you* THERE



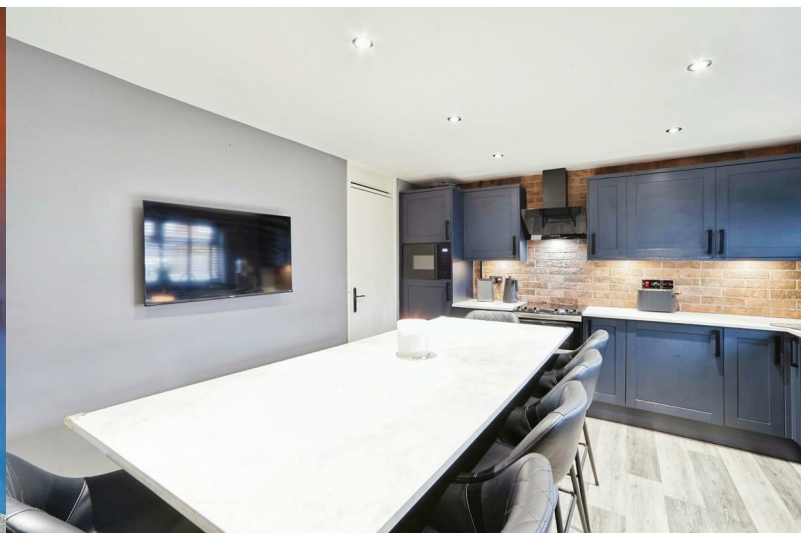
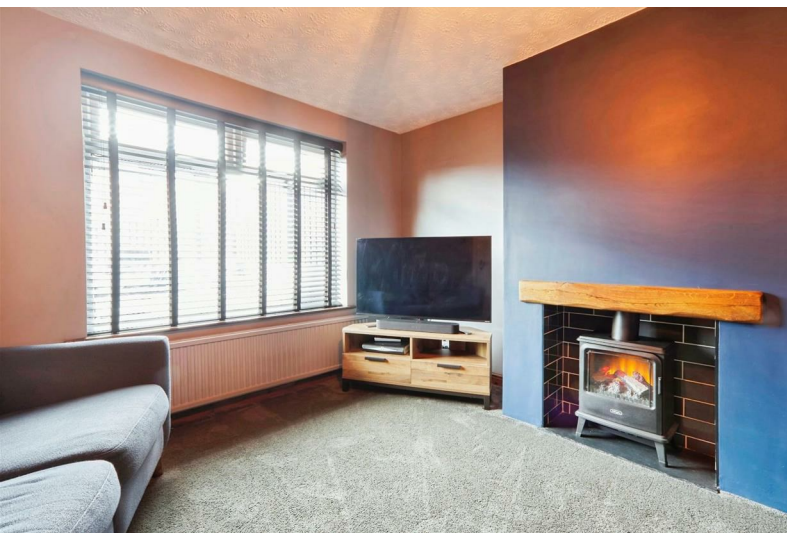
Coal Hill Green

Leeds, LS13 1DR

£195,000



Council Tax: A



49 Coal Hill Green

Leeds, LS13 1DR

£195,000



- Well presented mid terraced
- Ready to move into
- Spacious reception room
- Recently refurbished kitchen/diner with LED lighting
- Three generous bedrooms
- Modern bathroom with mains shower
- Downstairs wc for added convenience
- Landscaped sunny garden with decking
- Perfect for couple or young family

A beautifully presented mid terraced property with three bedrooms, a stunning kitchen/diner, and a landscaped garden, located in a convenient area with excellent amenities and transport links.

Step right into this lovely brick terraced property, now for sale and in a great condition. With its three bedrooms, one bathroom, and a cosy reception room, it's just waiting to welcome you home.

From the moment you walk in from the entrance hall, you'll notice the ample living space offered by this property. The spacious LIVING ROOM greets you with warmth, featuring an inset electric heater with an oak beam that adds a touch of rustic charm. A large front window lets in plenty of light, creating a bright and inviting atmosphere.

The home boasts an incredible KITCHEN/DINER, recently refurbished to a stunning finish, with a large island providing space for family dining and equipped with ample storage, worktops and sink, integrated appliances and LED lighting, it's perfect for entertaining or simply enjoying a family meal. An understairs cupboard adds extra storage, making this kitchen as practical as it is beautiful.

Upstairs, you'll find THREE generous sized bedrooms. Two are doubles, with the master bedroom being particularly spacious. The third is a single bedroom, also spacious, providing flexible accommodation that can adapt to your needs.

The bathroom offers a modern white suite with a mains shower and a built-in cupboard for added convenience.

One unique feature is a DOWNSTAIRS WC located off the rear porch, adding convenience and functionality to the home. Outside, the property enjoys a landscaped sunny garden, complete with decking and astro turf, perfect for those summer barbecues or for children to play safely.

Situated in a location with excellent public transport links, nearby schools, green spaces, walking and cycling routes, and a strong local community, this property is ideal for families and couples alike.

With its unique features and prime location, this house could be your first or next dream home. Come and see it for yourself!

Tel: 0113 257 6198

HALL

LIVING ROOM

13'6" x 12'3" (4.12 x 3.75)

KITCHEN/DINER

15'3" x 12'4" (4.65 x 3.76)

REAR PORCH

DOWNSTAIRS WC

BEDROOM ONE

15'1" x 9'4" (4.60 x 2.87)

BEDROOM TWO

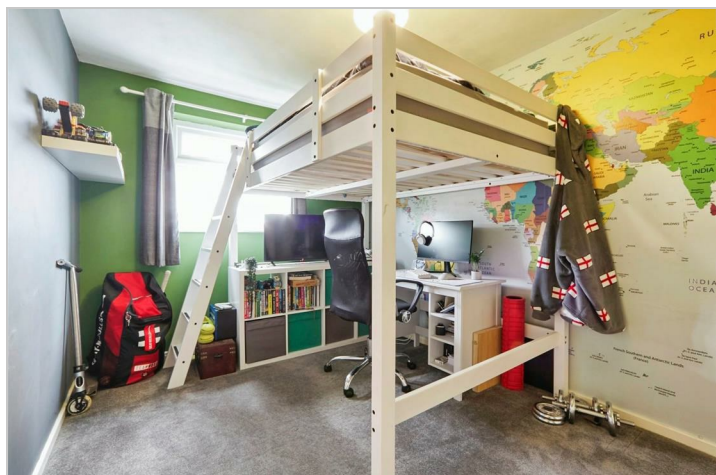
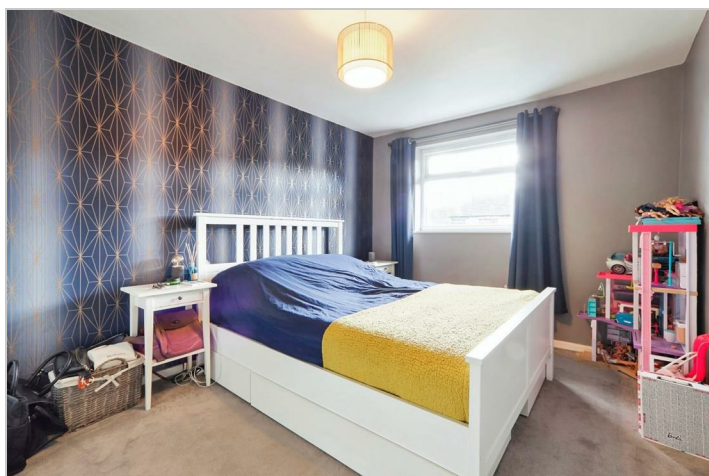
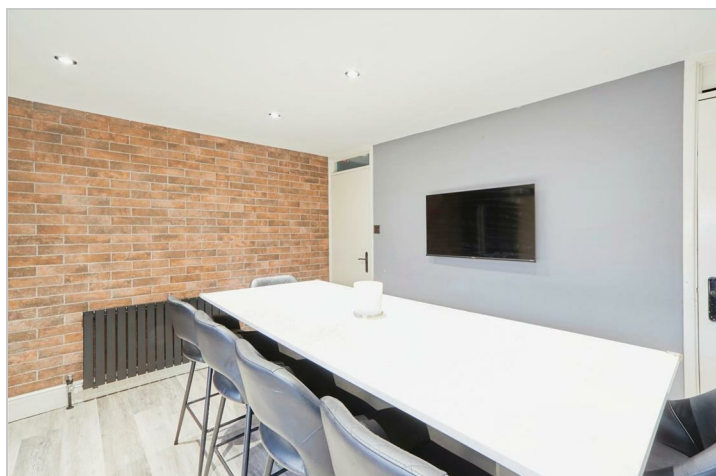
14'0" x 10'9" (4.27 x 3.28)

BEDROOM THREE

10'7" x 5'10" (3.23 x 1.79)

BATHROOM

8'7" x 6'9" (2.63 x 2.07)



Road Map



Hybrid Map



Terrain Map



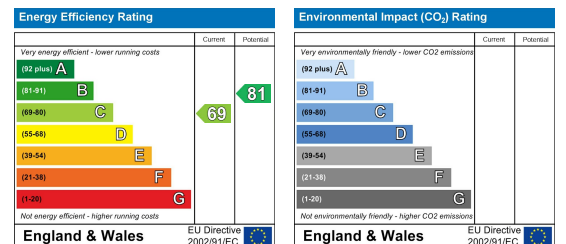
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.