

HUNTERS[®]

HERE TO GET *you* THERE



Mclaren Fields

Leeds, LS13 3SN

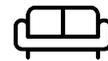
Offers In The Region Of £169,000



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Council Tax: B



12 McLaren Fields

Leeds, LS13 3SN

Offers In The Region Of £169,000



- Modern Terraced in cul-de-sac location
- Spacious reception room with fireplace
- Enclosed rear garden with doors
- Thoughtfully designed kitchen with ample storage
- Two spacious double bedrooms
- New bathroom suite with modern elegance
- New PVC double glazing and Boiler
- Off-road parking available
- Ideal for couples or sharers
- Close to public transport and amenities

A charming 2-bedroom modern terraced house in a cul-de-sac development community with nearby amenities, spacious reception room, and outdoor space, ideal for couples or sharers looking for a peaceful retreat.

Step right this way and discover this charming 2-bedroom modern terraced house for sale, presented in good condition and all set to become your new home. Nestled within a warm, close-knit community, you'll be within walking distance of public transport links, local amenities and nearby schools. For those who love the outdoors, there are plenty of walking and cycling routes right on your doorstep.

The highlight of this lovely property is the spacious LIVING room, complete with a cosy fireplace and doors leading out to an enclosed rear garden - an ideal spot for a cuppa in the morning or a barbecue in the summer. The KITCHEN is thoughtfully designed with ample storage units, a gas hob/electric oven, and space for a washer, is the perfect place to cook up a storm.

Upstairs, you'll find two spacious DOUBLE bedrooms. The main bedroom is particularly generous and even boasts a built-in cupboard for that extra bit of storage. The house also benefits from a NEW BATHROOM suite, adding a touch of modern elegance to the property.

Other standout features of this delightful home include off-road parking, new PVC double glazing and a new gas CH boiler. This home would be ideal for couples or sharers looking for a peaceful retreat in a friendly neighbourhood.

This property really does have it all, so don't miss your chance to make it yours. Contact us today to arrange a viewing.

Tel: 0113 257 6198

HALL

LIVING ROOM

13'3" x 12'11" (4.05 x 3.95)

KITCHEN

10'5" x 6'5" (3.20 x 1.96)

BEDROOM ONE

12'10" x 12'5" (3.93 x 3.79)

BEDROOM TWO

12'3" x 7'10" (3.75 x 2.39)

BATHROOM

11'3" x 5'8" (3.45 x 1.74)



Road Map



Hybrid Map



Terrain Map



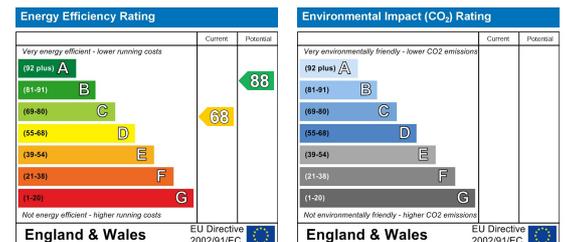
Floor Plan



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.