

HUNTERS[®]

HERE TO GET *you* THERE



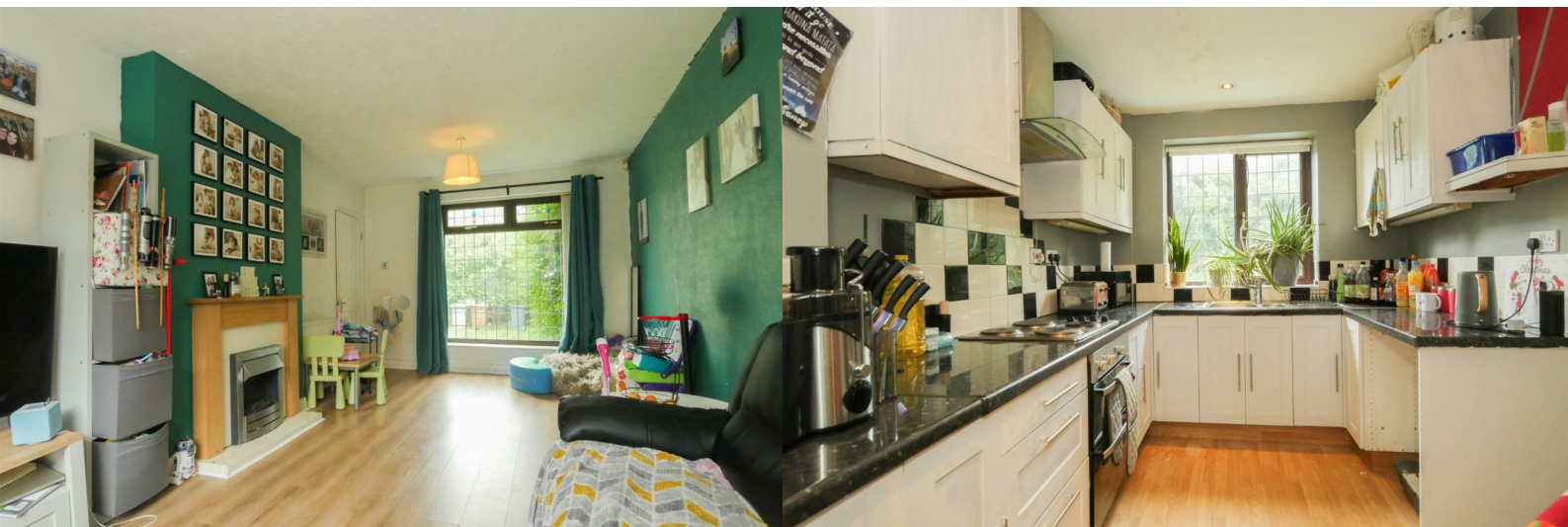
Leeds & Bradford Road

Leeds, LS13 2PJ

£180,000



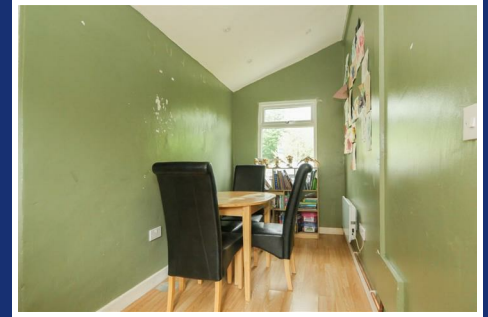
Council Tax: A



245 Leeds & Bradford Road

Leeds, LS13 2PJ

£180,000



- Semi detached house with extension
- Close to historic Kirkstall
- Two Double bedrooms
- Green spaces nearby
- Excellent public transport links
- Two spacious reception rooms
- Modern bathroom
- Private rear garden
- Utility room/Storage
- Lots of parking space

This semi-detached property in a vibrant urban area near historic Kirkstall offers two spacious reception rooms, two double bedrooms, a modern bathroom, and a practical kitchen with a separate utility room, along with private parking and a rear garden, making it an ideal project for families or couples.

This semi-detached property is now available for sale and offers a unique opportunity for those willing to undertake a renovation project. The house is situated in a vibrant urban area, close to historic Kirkstall. Its location is blessed with green spaces, nearby parks, and ample walking and cycling routes. Conveniently, it also enjoys excellent public transport links.

There are two reception rooms in the property, both boasting large windows that let in plenty of light. The first reception room is used as the LIVING ROOM, with its laminated wood floor and electric fire, offers a cosy space with a view of the garden. The second can be used as a dining area or repurposed as a playroom or office, providing versatility to suit your lifestyle.

The property has two DOUBLE bedrooms. The first bedroom is particularly spacious with a walk-in closet, while the second bedroom is also a double, offering plenty of space for occupants. The house also benefits from a BATHROOM with a white suite, an electric shower, and glass screen/tiled walls, adding a touch of modernity.

The KITCHEN is equipped with storage units/drawers, and an oven & hob are included. There's also a separate utility room that provides additional space for a washer and storage, increasing the practicality of the home.

Unique features of the property include ample off road parking, a private rear garden, and an extended ground floor. There's also the potential for the new owners to put their own mark on the property, making it ideal for families or couples looking to create their dream home.

HALL

LIVING ROOM

18'8" x 10'11" (5.69 x 3.35)

KITCHEN

11'8" x 7'2" (3.58 x 2.20)

PLAYROOM/OFFICE

16'0" x 5'8" (4.88 x 1.75)

UTILITY ROOM

8'10" x 6'4" (2.71 x 1.95)

BEDROOM ONE

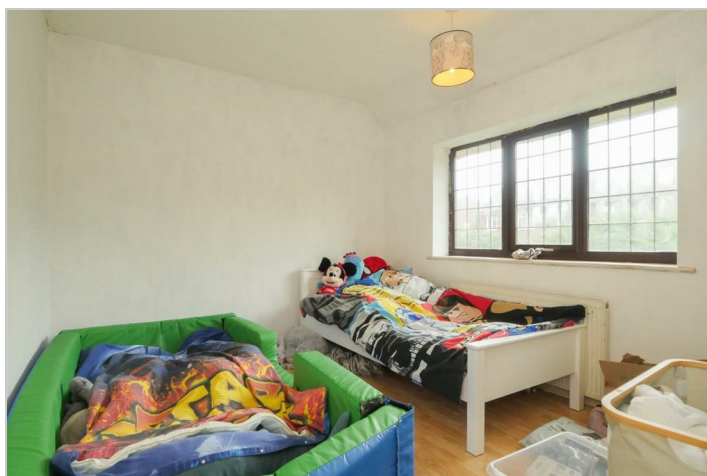
15'8" x 9'8" (4.80 x 2.97)

BEDROOM TWO

10'9" x 9'3" (3.30 x 2.83)

BATHROOM

7'10" x 5'10" (2.39 x 1.78)



Road Map



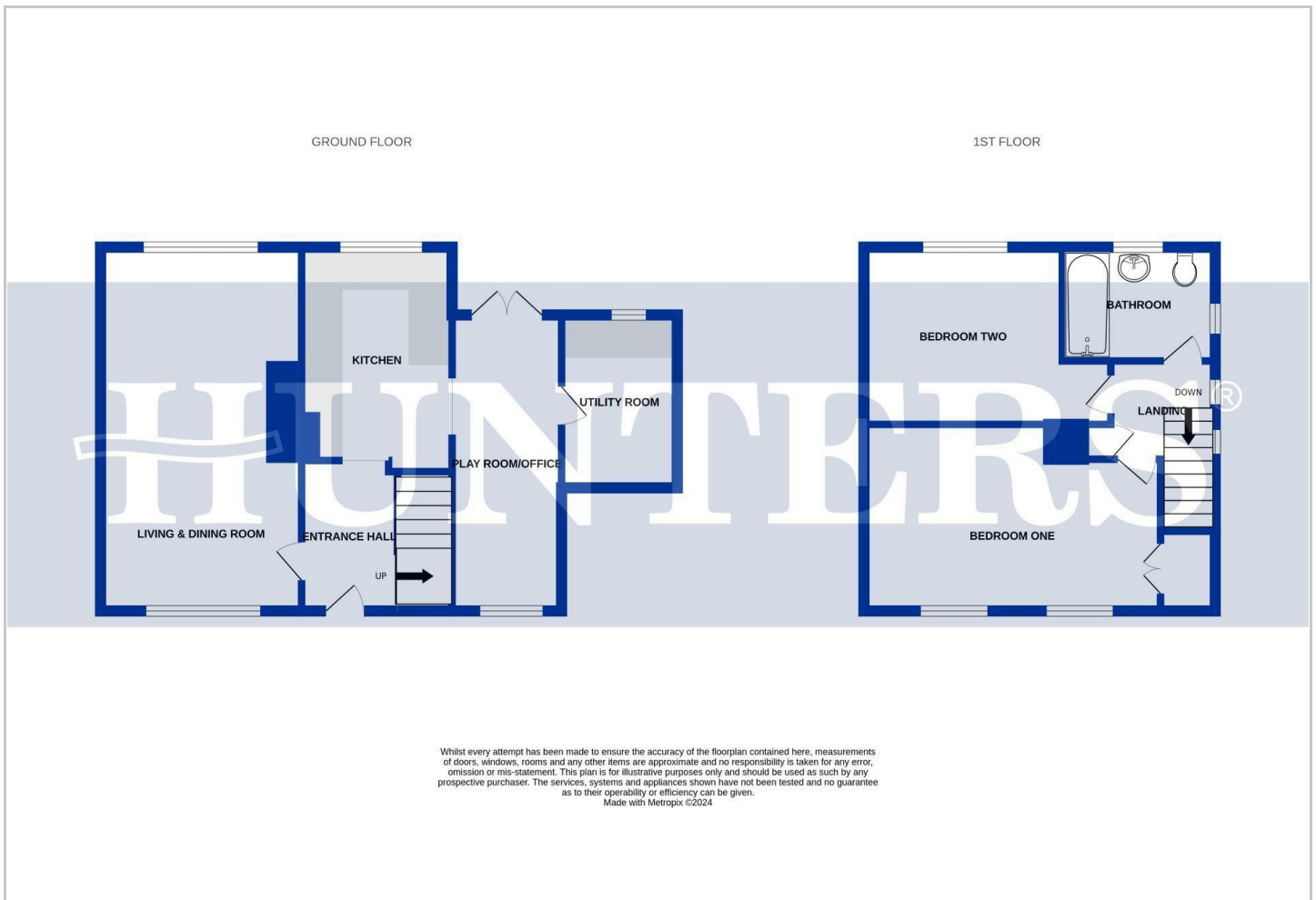
Hybrid Map



Terrain Map



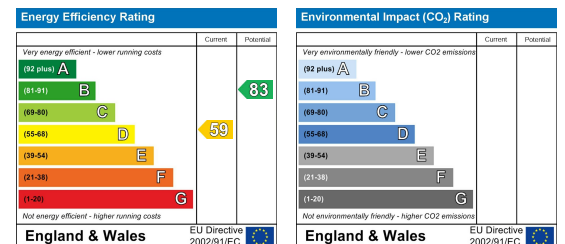
Floor Plan



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.