

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Back Lane

Leeds, LS12 5HW

£240,000



Council Tax: B



# 8 Back Lane

Leeds, LS12 5HW

£240,000



- Through terraced house
- Immaculate condition
- Peaceful yet convenient location
- Two spacious bedrooms
- Luxury bathroom
- Modern breakfast kitchen
- Abundant natural light
- Cast iron fireplace
- Private sunny garden
- Viewing recommended

This charming, terraced property, ideal for couples, is situated in a peaceful location with excellent transport links and green spaces nearby, featuring two spacious bedrooms, a luxury bathroom, a stylish kitchen, a light-filled reception room with original features, and a private sunny garden, all in immaculate condition.

Presenting a charming, terraced property, now listed for sale, set in a peaceful location with public transport, good road links to Leeds and Bradford, good Ring Road and motorway networks, green spaces, walking and cycling routes nearby. The property is in immaculate condition, boasting a serene yet vibrant atmosphere, ideal for couples.

The residence flaunts TWO bedrooms, a luxury bathroom, a fitted kitchen, and a generous sized reception room. The first spacious, double bedroom is filled with natural light, featuring a cast iron fireplace, and wooden flooring, adding a touch of classic elegance. The second bedroom, equally spacious and versatile, can also be utilized as a home office, fitted with a wooden floor.

The large BATHROOM is a sanctuary, equipped with a glass screen and a rainfall shower, promising a luxurious and invigorating experience. The breakfast KITCHEN is a perfect blend of style and functionality, with a tiled floor, wooden worktops, an inset Belfast sink, integrated fridge, washing machine and dish washer and ample storage units. It provides space for a cooker and a breakfast table, perfect for enjoying morning meals.

The separate LIVING room is a sight to behold, with large windows that let in an abundance of light, high ceilings, and an engineered oak floor. Its ceiling coving, centre rose, original cupboards, and a cast iron gas stove add a sense of character and charm to the room.

The property also features a CELLAR, perfect for storage needs with a stone floor and space for a washer.

To the front of the property is a low maintenance pebble garden with privet hedge boundary, planted borders and pathway leading to the front door. To the rear of the property is a lovely sunny/private garden with a paved sun patio and additional garden waiting to be further developed and access path to the road. This property promises not just a house, but a home filled with warmth and tranquillity.

Tel: 0113 257 6198

## LIVING ROOM

19'2" x 13'11" (5.86m x 4.25m)

## BREAKFAST KITCHEN

19'6" x 5'5" (5.95m x 1.66m)

## LANDING

## BEDROOM ONE

11'10" x 11'8" (3.62m x 3.57m)

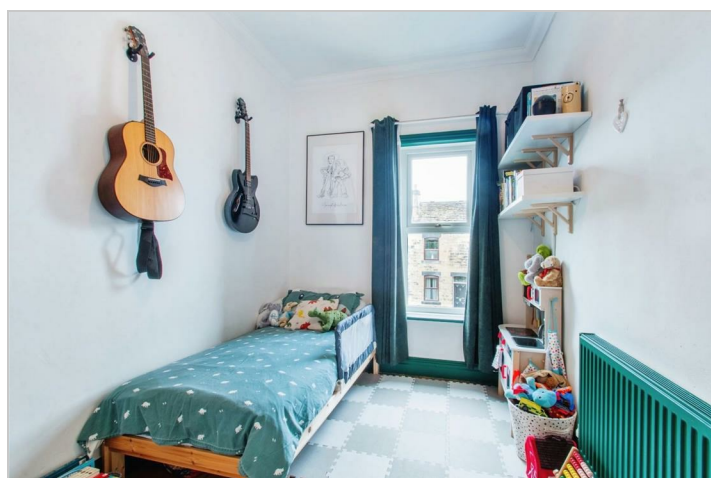
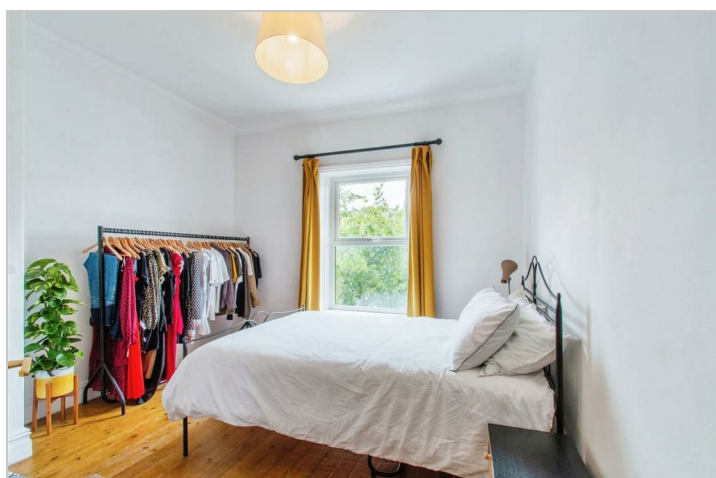
## BEDROOM TWO

11'10" x 7'8" (3.62m x 2.35m)

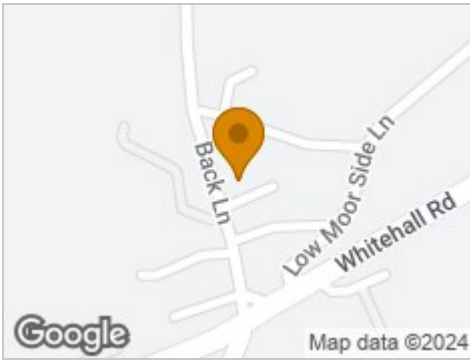
## BATHROOM

8'7" x 6'9" (2.62m x 2.07m)

## CELLAR



## Road Map



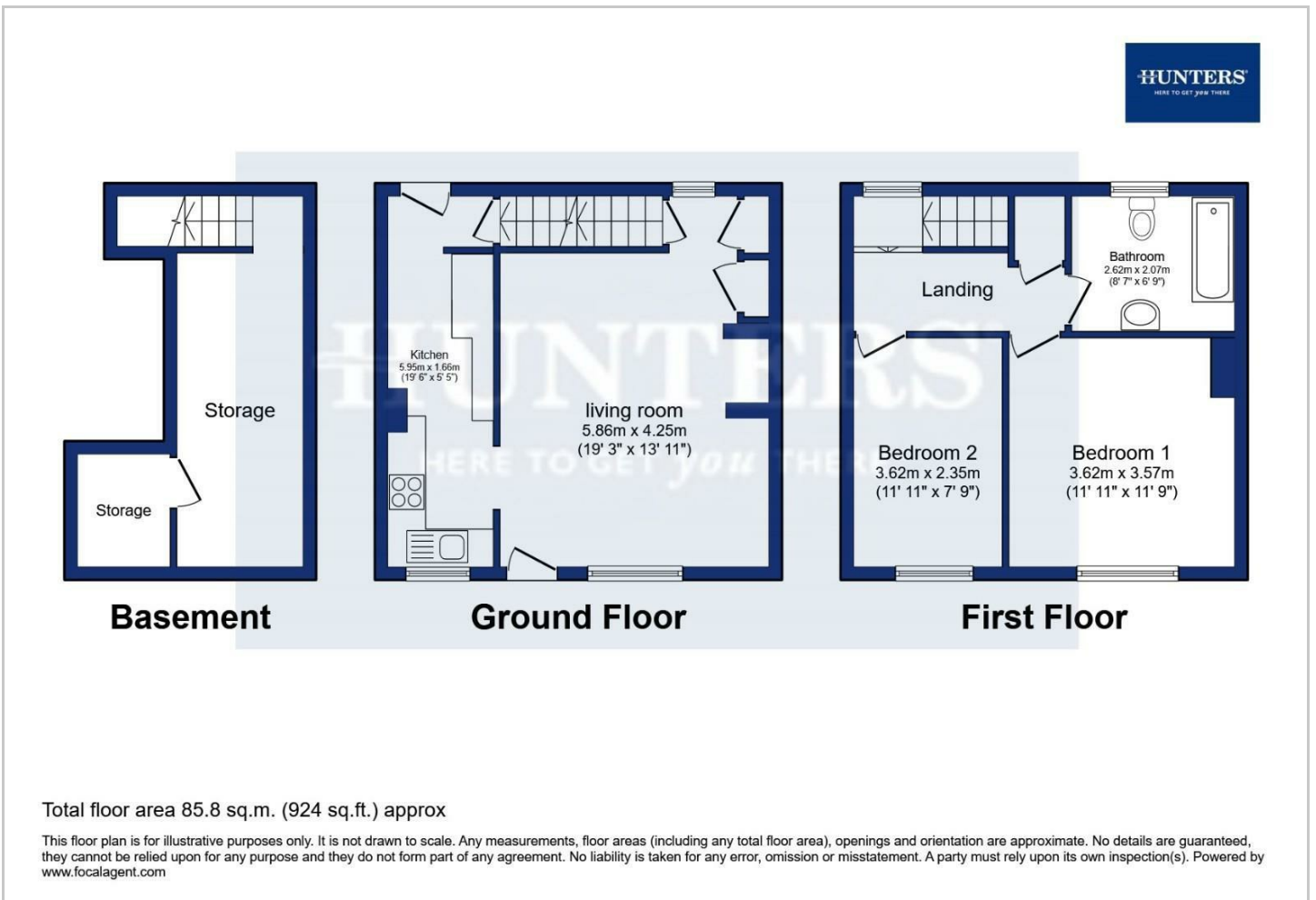
## Hybrid Map



## Terrain Map



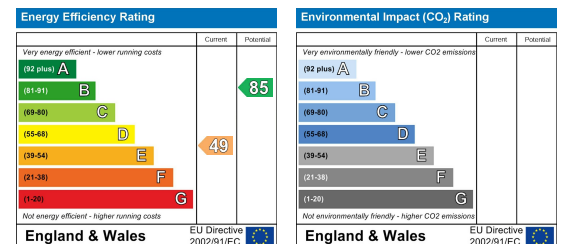
## Floor Plan



## 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.