

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wolley Avenue

Leeds, LS12 5DX

£200,000



Council Tax: B



# 40 Wolley Avenue

Leeds, LS12 5DX

£200,000



- Semi-detached, needs modernisation
- Close to public transport links
- Nearby schools and local amenities
- Proximity to parks and walking routes
- Three bedrooms, two doubles
- Spacious reception room with heating
- Kitchen with pantry storage
- Generous rear garden space
- Off-street parking available
- No onward chain, quick move

Presenting a semi-detached property available for sale, in need of modernising, situated within reach of public transport links, nearby schools, local amenities, green spaces, nearby parks, and walking routes. This property is ideal for families or couples and offers the potential to create a beautiful home.

Upon entry, there is an entrance hallway with stairs rising to the first floor. The ground floor comprises one reception room with central heating and space for a dining area. The kitchen is equipped with an electric cooker point, plumbing for a washer, space for a fridge/freezer, and a pantry for added storage.

The property boasts three bedrooms. Bedroom 1 and 2 are spacious doubles, both with natural light and a storage cupboard. The third bedroom is a single, which could be ideally used as a study or nursery. There is a three-piece white suite bathroom on the ground floor, complete with a storage cupboard.

Further features include a rear hallway giving access to the side of the property and rear garden, a driveway at the front of the property providing off-street parking, and gardens to both the front and rear. The rear garden is of a generous size, ideal for outside living and alfresco dining.

Notably, this property is offered with no onward chain, giving the opportunity for a swift move. With some modernisation, this property can transform into a charming home, offering comfortable living spaces for all occupants.

This semi-detached property, available for sale with no onward chain, is in need of modernisation and features three bedrooms, a spacious reception room, a well-equipped kitchen, off-street parking, and sizeable front and rear gardens, making it an ideal opportunity for families or couples to create a beautiful home near public transport, schools, and local amenities.



## KITCHEN

10'5 x 9'1 (3.18m x 2.77m)

## LIVING ROOM

12'5 x 16'5 (3.78m x 5.00m)

## HALLWAY

## BATHROOM

7'2 x 6'10 (2.18m x 2.08m)

## BEDROOM ONE

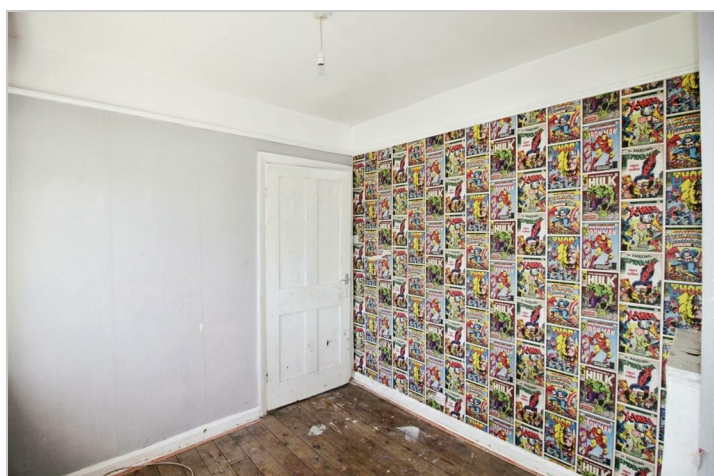
10'5 x 16'5 (3.18m x 5.00m)

## BEDROOM TWO

12'5 x 8'3 (3.78m x 2.51m)

## BEDROOM THREE

9'3 x 8'0 (2.82m x 2.44m)



## Road Map



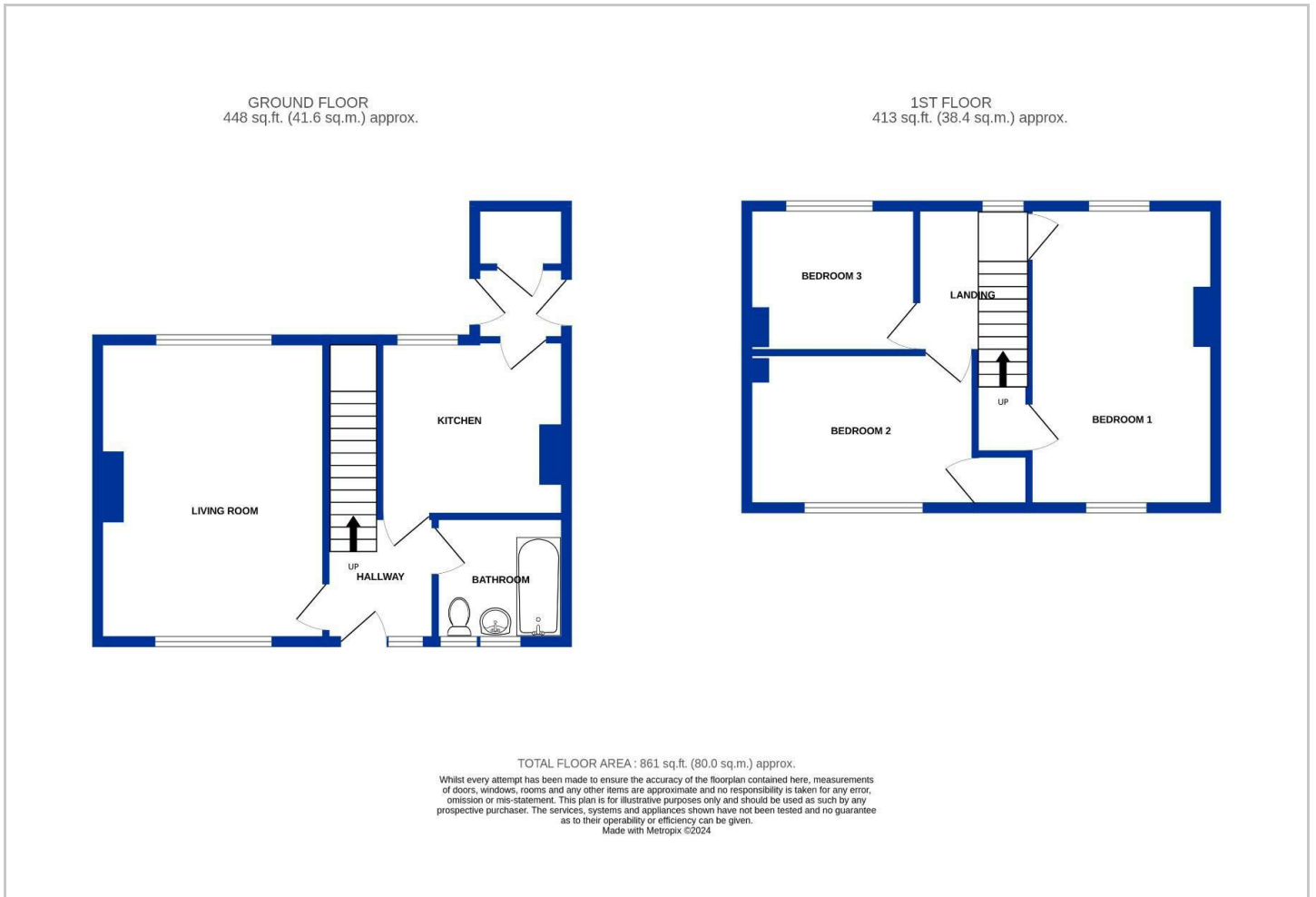
## Hybrid Map



## Terrain Map



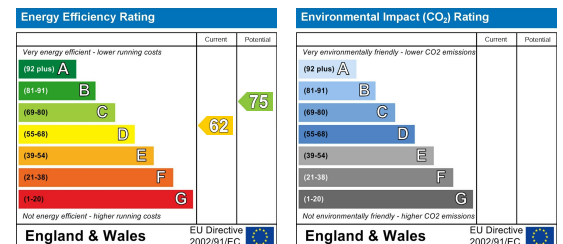
## Floor Plan



## 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.