

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St Marys Park Crescent

Armley, LS12 3UU

£245,000



Council Tax: C



# 17 St Marys Park Crescent

Armley, LS12 3UU

£245,000



- Immaculate semi-detached property
- Quiet location with good transport links
- Spacious living room
- Separate sitting room
- High spec kitchen/diner
- Three bedrooms
- Built-in wardrobes in main bedroom
- Tranquil garden with decking
- Detached garage and parking

This immaculate semi-detached property, perfect for families and couples, features three bedrooms, two reception rooms, a high spec kitchen, a lovely garden, all nestled in a quiet location with convenient access to public transport, local amenities, schools, and green spaces.

Welcome to this immaculate semi-detached property, now available for sale. Nestled in a quiet location with public transport links, local amenities, schools, and green spaces nearby, this home is perfect for both families and couples.

The property greets you with a welcoming entrance hall, featuring a composite front door and leading to an inviting staircase. The house boasts two delightful reception rooms; the first is spacious and light LIVING ROOM, adorned with a feature fireplace and a large front window. The second, an extension, which could be used as a SITTING ROOM or child's playroom, offers a tranquil view of the garden, a Velux type window, and doors leading to the garden.

The KITCHEN/DINER is high spec and promises to be the heart of the home, equipped with ample units/drawers, a fridge-freezer, oven, hob, extractor, and a microwave. It also includes an under stairs cupboard and doors leading to the sitting room.

The property offers THREE bedrooms; two spacious doubles with the main room featuring built-in wardrobes and LED lighting, and a single bedroom perfect for a home office. The BATHROOM is recently renovated and a haven of relaxation, boasting built-in storage, a corner cubicle, a floating vanity sink, tiled walls and floors, and LED lighting.

Outside, the property benefits from a detached GARAGE and parking, a lovely rear garden, which is enclosed with wood decking, perfect for alfresco dining. The property's unique features, including its recent renovations, make it a standout choice for a comfortable and stylish home. It's not just a house, it's a lifestyle.

Tel: 0113 257 6198



## KITCHEN/DINING ROOM

16'3" x 11'3" (4.96m x 3.43m)

## LIVING ROOM

12'4" x 11'5" (3.76m x 3.48m)

## SITTING ROOM

8'7" x 7'6" (2.64m x 2.30m)

## BEDROOM ONE

12'11" x 8'11" (3.96m x 2.73m)

## BEDROOM TWO

9'4" x 9'1" (2.86m x 2.78m)

## BEDROOM THREE

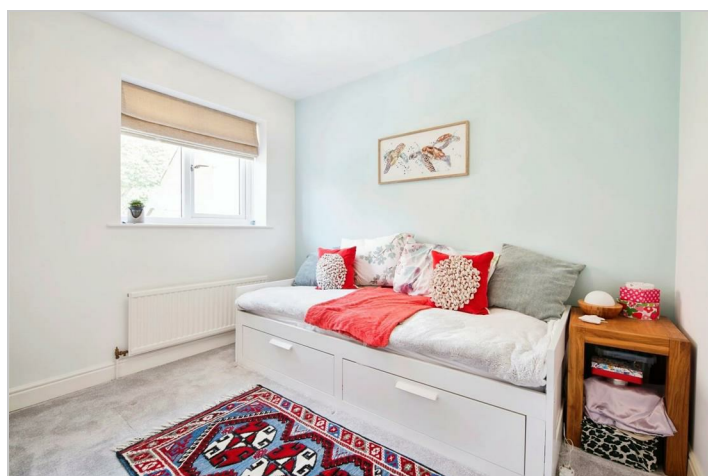
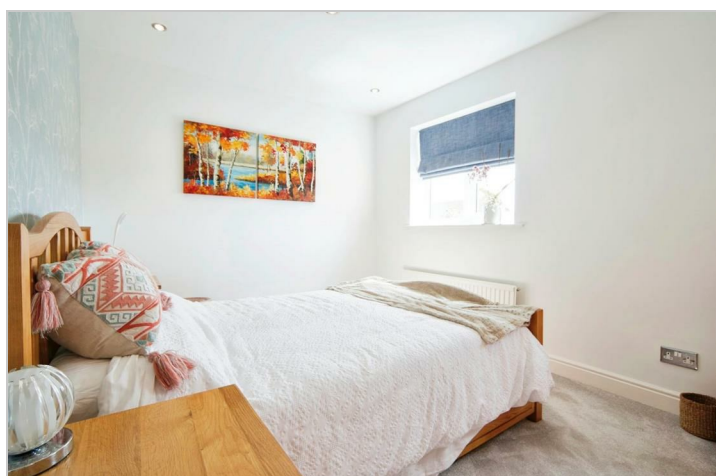
9'4" x 7'1" (2.87m x 2.18m)

## BATHROOM

5'7" x 5'7" (1.72m x 1.71m)

## GARAGE

19'1" x 9'5" (5.83m x 2.89m)



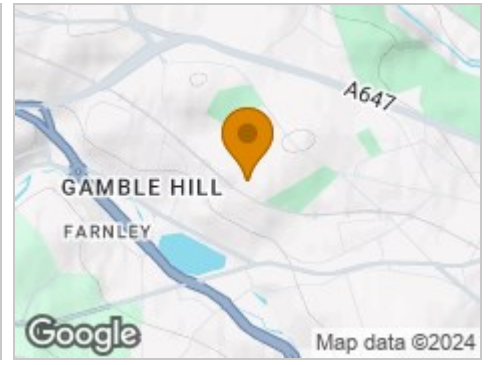
## Road Map



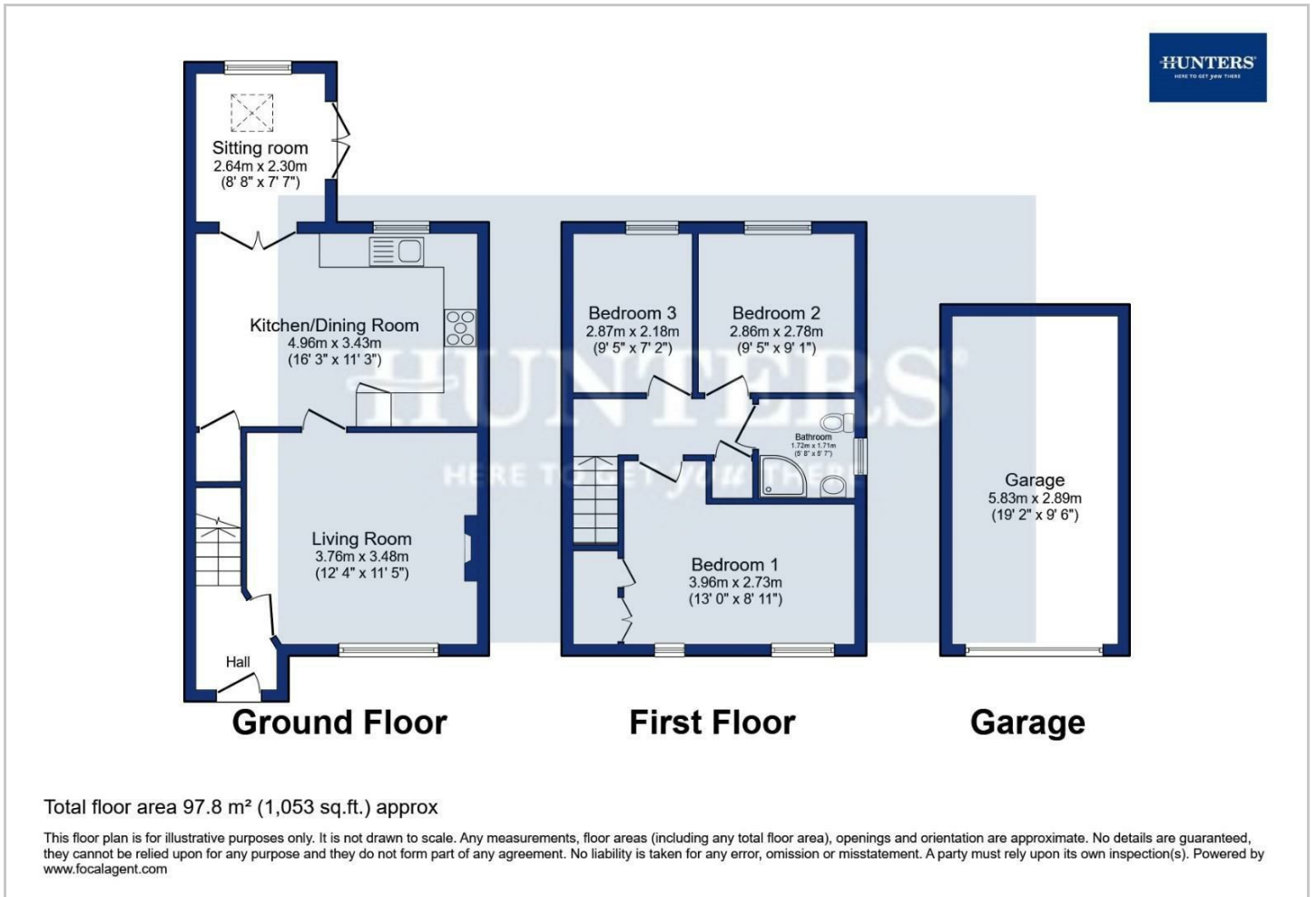
## Hybrid Map



## Terrain Map



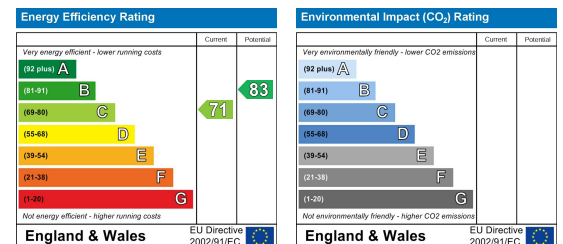
## Floor Plan



## 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.