

HUNTERS[®]

HERE TO GET *you* THERE



Rossefield Approach

Leeds, LS13 3RG

£165,000



Council Tax: A



45 Rossefield Approach

Leeds, LS13 3RG

£165,000



- End of terrace house
- Boarded loft with ladder
- Spacious double bedrooms
- New gas central heating boiler
- PVC double glazing
- Large front and rear windows
- Enclosed rear garden
- Strong local community
- Close to public transport

This end of terrace house features two spacious double bedrooms, an open-plan reception room filled with natural light, a well-equipped kitchen, and an enclosed rear garden, all situated in a vibrant urban area with excellent local amenities and transport links.

Welcome to this charming brick end of terrace house that's currently for sale. It's in good condition and ready to be your perfect new home. This cosy house comes with unique features such as a boarded loft with ladder, new gas central heating boiler, PVC double glazing, and new PVC guttering.

The house boasts one delightful LIVING room that is open plan with ample space for dining. Its large front and rear windows ensure that it's filled with natural light, and it even has direct access to the garden.

The KITCHEN is a real heart of the home with ample storage units, a handy worktop with sink, and space for both a washer and a fridge & freezer.

Upstairs, there are TWO spacious double bedrooms. Bedroom 1 has an over stairs cupboard, providing that extra storage space we all need. The BATHROOM is fitted with a white suite, an electric shower, and a heated towel rail adding that touch of luxury.

One of the real gems of this property is its enclosed rear garden, which is part paved and part laid with astro turf. The front garden is a delightful space fenced with grass and shrub borders.

Location-wise, this house is a dream. It's based in an urban area enriched by a strong local community. With public transport links, nearby schools, local amenities, walking and cycling routes all close by, it's ideal for families, couples, and sharers.

Invest in a lifestyle, not just a property. With its welcoming interior and warm community atmosphere, this house could be your perfect home.

Tel: 0113 257 6198

KITCHEN

10'5" x 7'10" (3.20m x 2.40m)

LIVING ROOM/DINER

22'6" x 10'9" (6.88m x 3.30m)

HALLWAY

BEDROOM ONE

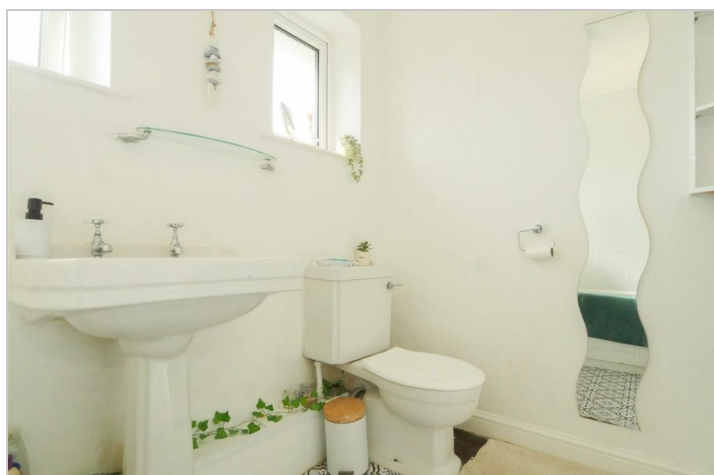
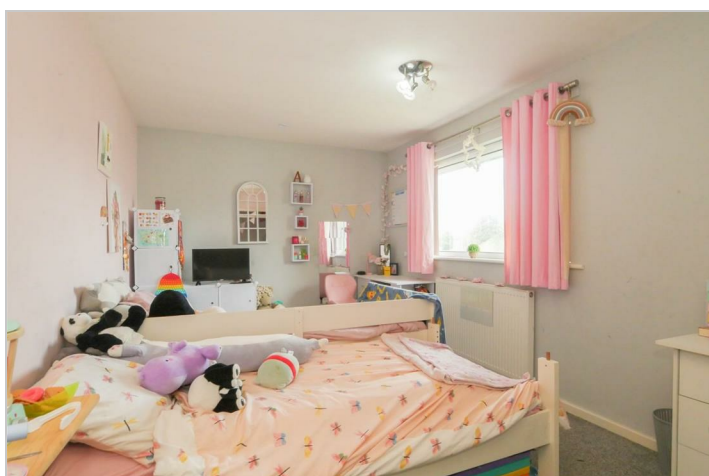
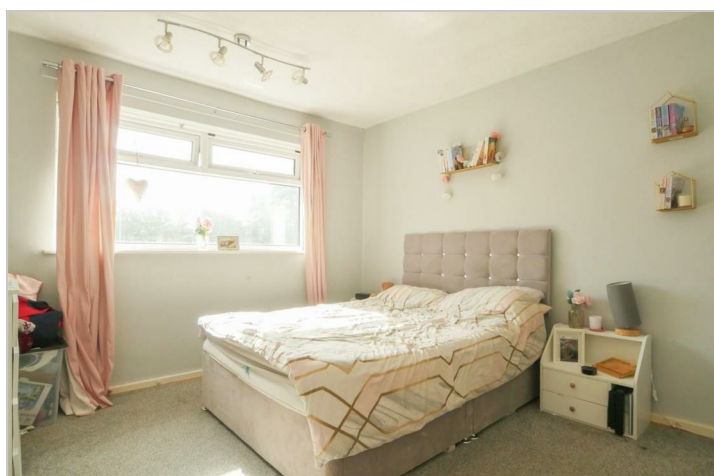
16'3" x 9'5" (4.97m x 2.88m)

BEDROOM TWO

13'1" x 10'9" (4.00m x 3.30m)

BATHROOM

8'3" x 5'11" (2.52m x 1.81m)



Road Map



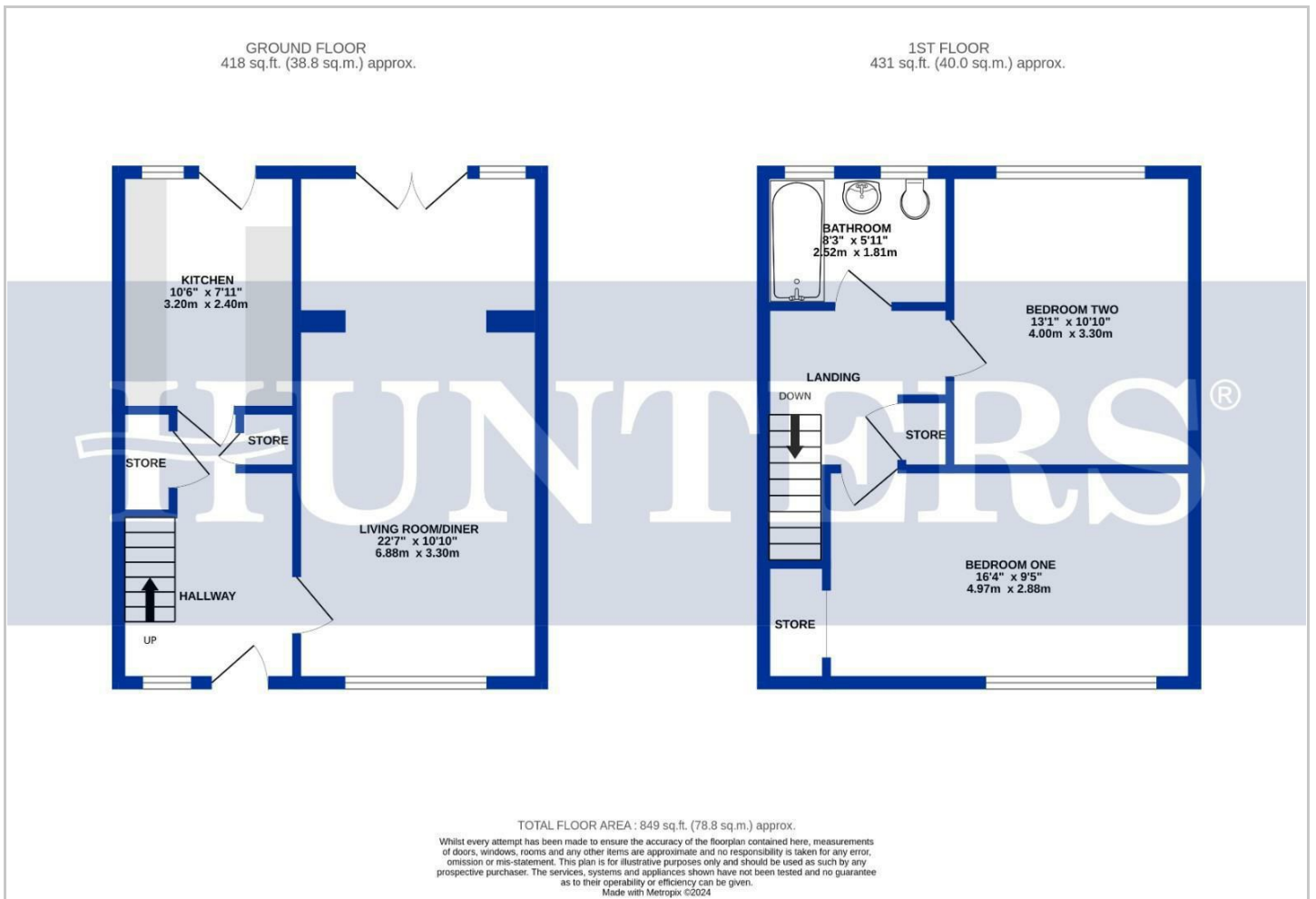
Hybrid Map



Terrain Map



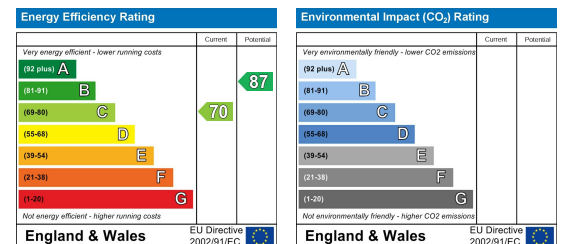
Floor Plan



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.