

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Spring Valley Crescent

Leeds, LS13 4RL

£190,000



Council Tax: B



# 33 Spring Valley Crescent

Leeds, LS13 4RL

£190,000



- Semi-detached bungalow
- Two well-sized bedrooms
- spacious double with wardrobes
- Recently refurbished bathroom
- High-gloss refurbished kitchen
- Integrated modern appliances
- Spacious reception room
- Gas central heating system
- New windows in 2017
- Tiered rear garden with decking

This well-maintained semi-detached bungalow, ideal for couples, sharers, or first-time buyers, features two spacious bedrooms, a refurbished kitchen and bathroom, a light-filled reception room, updated heating and windows, and a tiered rear garden in a quiet location with excellent local amenities and transport links.

Now available to purchase is this semi-detached bungalow for sale, in good condition and in our opinion is ideally suited for couples, sharers, or first-time buyers.

The property boasts two well-sized bedrooms. Bedroom one is a spacious double room with fitted wardrobes, offering ample storage. Bedroom two, while a single, still offers plenty of space, or can be used as a home office.

The bungalow has a recently refurbished bathroom, fitted with a heated towel rail, a corner shower cubicle, and a vanity sink/toilet unit. The high-gloss kitchen has also been recently refurbished in 2016 and comes complete with an integrated fridge freezer, an electric hob/oven/extractor, and a dishwasher. There is also a boiler cupboard, providing more storage options.

There is one spacious reception room in the property, featuring a large window that bathes the room in natural light and offers a great open view. It has coving, a wall-mounted heater, space for dining furniture, and a built-in storage cupboard.

The property has gone through several updates, including new windows installed in 2017, a new porch added in 2022, new radiators in 2016, and has a full gas central heating system.

Externally, the rear garden has privacy, not overlooked and is tiered with decking, AstroTurf, and a grassed area. There's also a metal storage shed and 2 PVC storage boxes. The front garden is partially grassed with gravel and paved areas for easy maintenance. There is on street parking available directly at the front of the property.

In the immediate area there is access by road or footpath to local amenities, including a Morrisons supermarket, public transport links, including Bramley train station, walking routes, and cycling routes are all within the vicinity. This property is in a quiet location, offering a great open view that adds to its charm.

Tel: 0113 257 6198

## KITCHEN

10'7" x 6'9" (3.23m x 2.08m)

## LIVING ROOM

17'8" x 12'7" (5.39m x 3.85m)

## BEDROOM ONE

12'0" x 10'8" (3.67m x 3.26m)

## BEDROOM TWO

8'9" x 8'6" (2.67m x 2.60m)

## SHOWER ROOM

5'10" x 5'7" (1.78m x 1.71m)



## Road Map



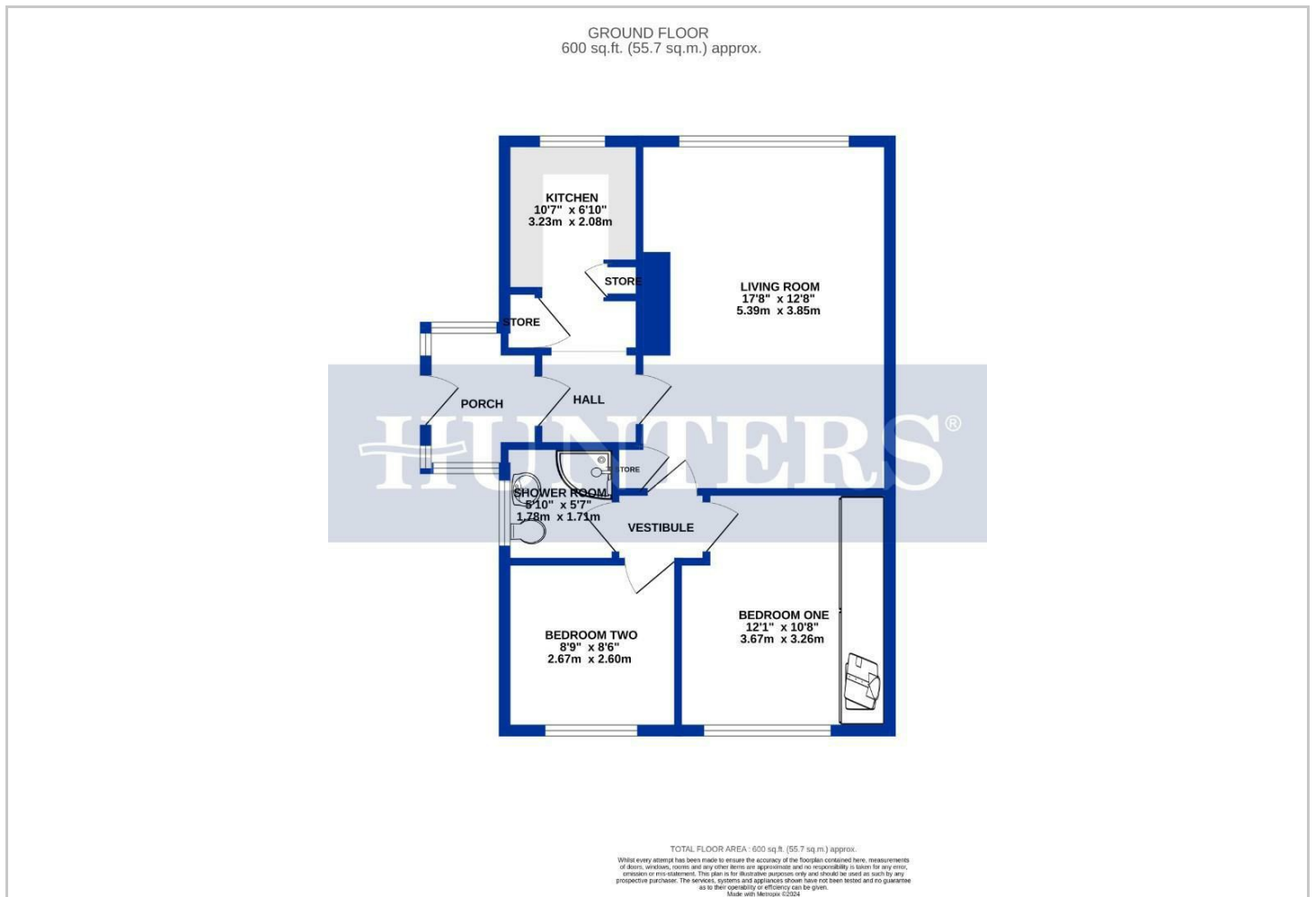
## Hybrid Map



## Terrain Map



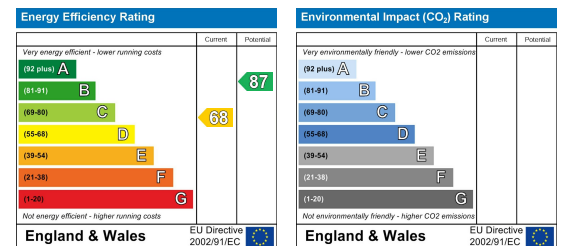
## Floor Plan



## 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.