

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Langley Crescent

Leeds, LS13 1AY

Offers In The Region Of £160,000



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Council Tax: A





# 34 Langley Crescent

Leeds, LS13 1AY

## Offers In The Region Of £160,000



- Charming semi-detached house
- Spacious living room
- Vacant no chain
- Two double-sized bedrooms
- Electric shower in bathroom
- Gardens on both sides
- PVC double glazed windows
- Gas central heating
- Handy transport links
- Potential to improve

This charming semi-detached house, needing some modernisation, features a spacious living room, two double bedrooms, a convenient kitchen, and lovely gardens, with gas central heating and PVC double glazing, offering great potential for first-time buyers or investors in a location rich with green spaces and transport links.

Hello there!

I'm thrilled to present to you this charming semi-detached house for sale. Although it's in need of a bit of modernising, it holds great potential and is just waiting for someone to transform it into a cosy haven.

As you enter through the front ENTRANCE HALL, you'll be greeted by a composite door, leading you to a spacious LIVING ROOM with windows looking out to the front and rear, providing an abundance of natural light. The house offers a friendly KITCHEN with ample storage units and worktops with a sink. There's also space for a washer and cooker which is ideal for home cooks.

The property boasts two DOUBLE SIZED bedrooms, providing enough space for a growing family or guests. A convenient BATHROOM comes complete with an electric shower over the bathtub, tiled walls, and a heated towel rail for that extra touch of comfort.

One of the home's unique features is the lovely gardens on both sides of the property, perfect for a bit of gardening or simply enjoying the outdoors. Additionally, there is a brick outhouse/store - an incredibly practical space.

The house benefits from gas central heating and PVC double glazed windows, adding to the property's warmth and energy efficiency. This house is vacant with no chain and presents an excellent opportunity for first-time buyers or investors, with the potential to add significant value.

Location wise, you're in for a treat! The property is surrounded by green spaces, walking routes, cycling routes and public transport links, combining convenience and an active lifestyle.

This could be your perfect home or investment. Don't miss out on this opportunity!

Tel: 0113 257 6198

## HALWAY

## LIVING ROOM

20'4" x 10'5" (6.20 x 3.20)

## KITCHEN

9'10" x 7'4" (3.02 x 2.24)

## BEDROOM ONE

15'4" x 8'10" (4.69 x 2.71)

## BEDROOM TWO

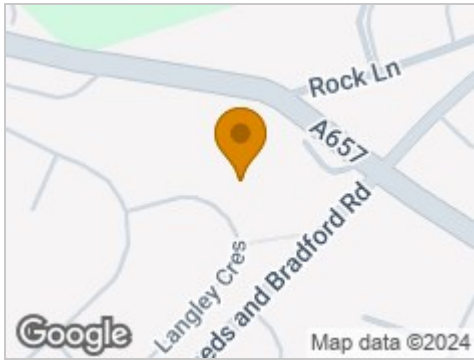
12'4" x 11'5" (3.77 x 3.49)

## BATHROOM

7'7" x 6'10" (2.33 x 2.09)



## Road Map



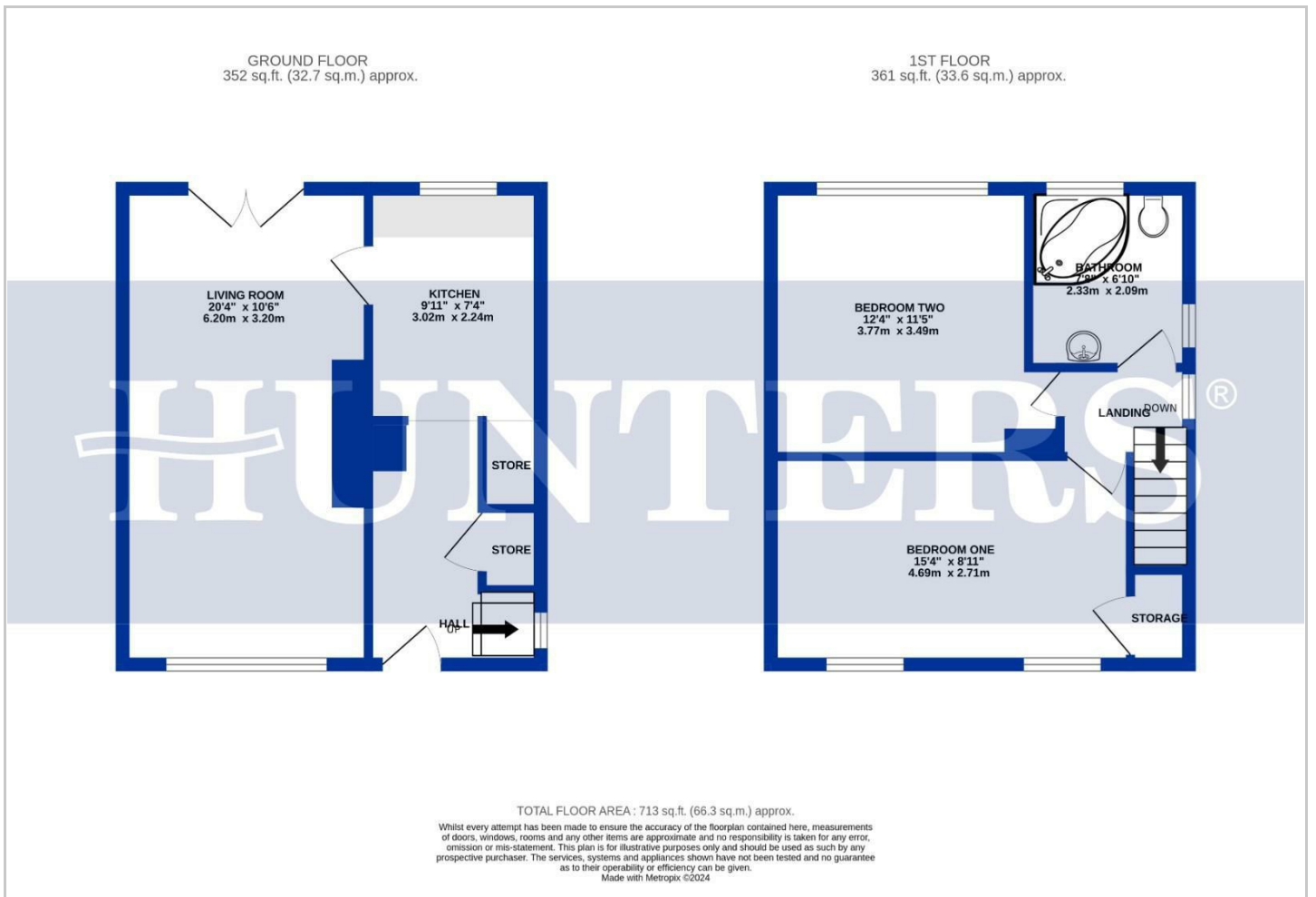
## Hybrid Map



## Terrain Map



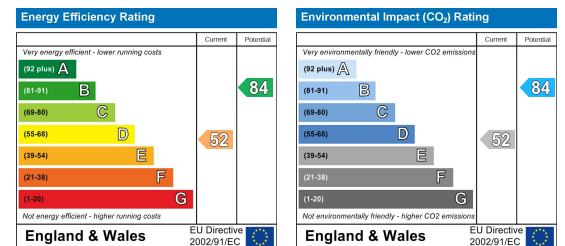
## Floor Plan



## 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.