

HUNTERS[®]

HERE TO GET *you* THERE



Back Lane

Leeds, LS12 5HW

£199,995



Council Tax: A



4a Back Lane

Leeds, LS12 5HW

£199,995



- One of a kind cottage
- 1730's period property
- Original exposed brick fireplace
- Log burner
- Cute and quirky home
- Double bedroom with ensuite
- Integrated kitchen appliances
- Separate utility space
- Near public transport
- Fantastic walking routes

This charming and unique semi-detached COTTAGE, a 1730's period property in a sought-after, SEMI RURAL location, features a characterful reception room with a log burner, a spacious kitchen with dining area, two bedrooms including a double with ensuite, and is conveniently located near public transport and green spaces, making it perfect for first-time buyers, couples, or those looking to downsize.

Welcome to a delightful semi-detached COTTAGE, a true hidden gem nestled in a much sought-after location. This property is brimming with character and has been lovingly maintained to provide a COSY and welcoming home. From fantastic public transport links to green spaces and fantastic walking routes, this location offers a wonderful blend of convenience and tranquillity. Plus, it's situated near a lovely family pub, perfect for leisurely weekend outings.

Inside, this charming 1730's period property boasts a number of UNIQUE FEATURES that contribute to its quirky and homely feel. The reception room is the heart of the home, and invites you in with its wooden flooring, original features and a charming barn-style door. A LOG BURNER set in an exposed brick fireplace adds a touch of warmth and a dash of rustic charm.

This property also boasts a welcoming KITCHEN, complete with integrated appliances, tiled flooring, and a separate utility space. The kitchen is spacious enough to include a dining area, making it a perfect spot for family meals.

Step down into the unique BATHROOM suite, tastefully decorated in neutral tones, perfect for unwinding with a relaxing bath at the end of the day.

The property features TWO cute bedrooms. Bedroom one, a bright and airy single room, could make a perfect home office or cosy space for guests. The second bedroom is a relaxing double room with carpet flooring, fitted mirror wardrobes and a separate SHOWER ENSUITE. The shower ensuite provides great versatility as the property features both a bath and shower to cater to all needs!

This ONE OF A KIND cottage is ideal for first-time buyers, couples, and downsizers seeking a private spot with loads of character. In short, it's a cute and cosy cottage with so many unique features, ready for you to call it home. Come see for yourself!

Tel: 0113 257 6198

KITCHEN

11'10" x 9'1" (3.62m x 2.77m)

LIVING ROOM

11'10" x 11'3" (3.62m x 3.44m)

BEDROOM ONE

9'0" x 8'2" (2.76m x 2.49m)

SHOWER ROOM EN-SUITE

6'1" x 2.98'6" (1.87m x .91m)

BEDROOM TWO

8'7" x 6'6" (2.62m x 1.99m)

BATHROOM

7'4" x 4'11" (2.25m x 1.52m)

UTILITY ROOM

6'5" x 5'10" (1.96m x 1.79m)



Road Map



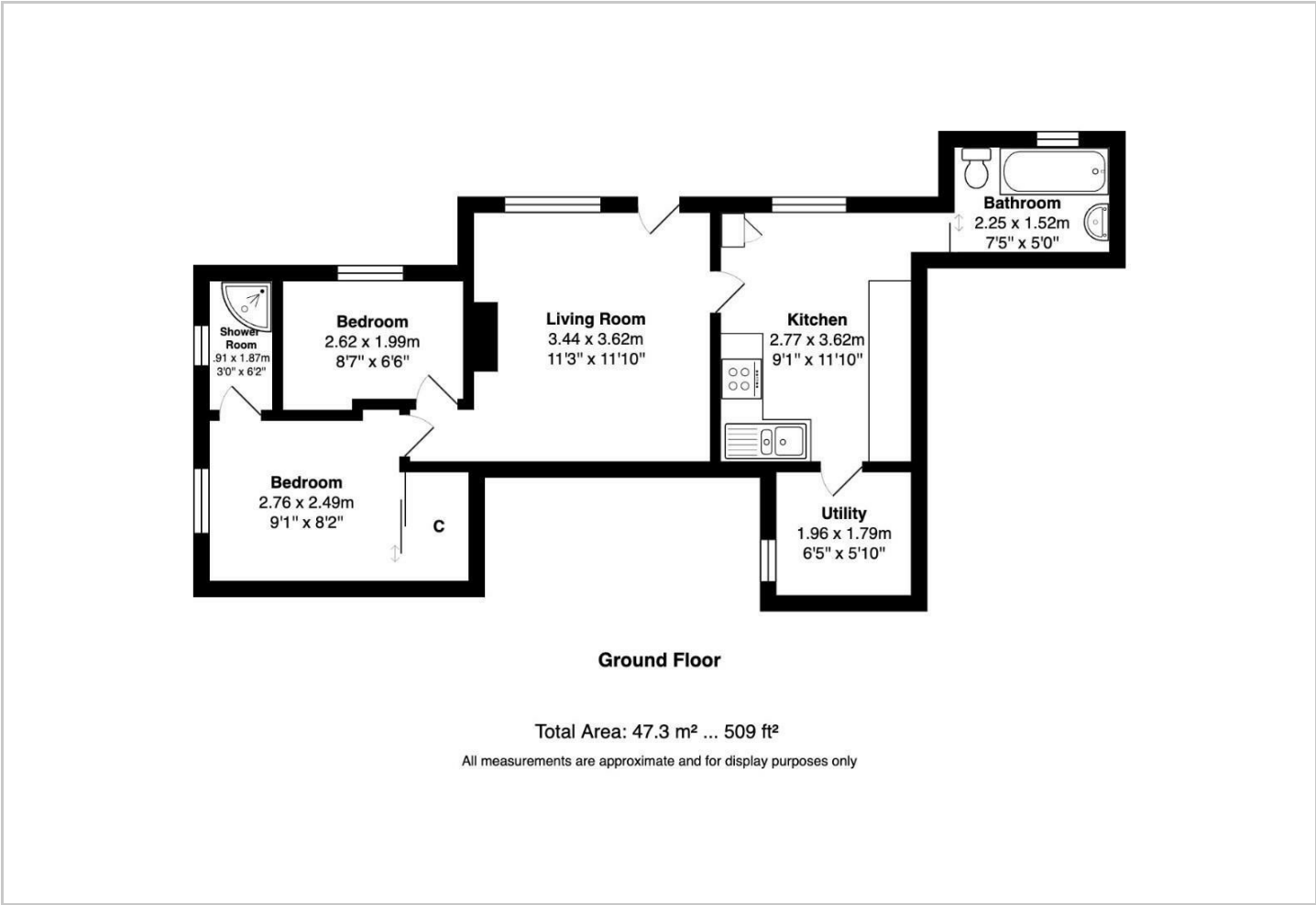
Hybrid Map



Terrain Map



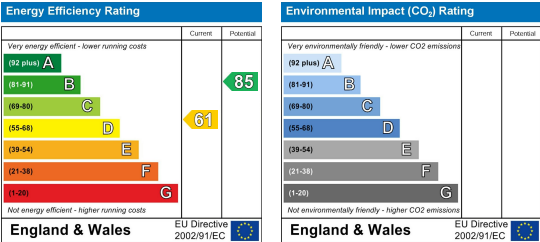
Floor Plan



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.