

HUNTERS[®]





HERE TO GET *you* THERE



Middle Cross Street

Leeds, LS12 1NR

Chain Free £195,000

 3  1  1  C
Council Tax: A



22 Middle Cross Street

Leeds, LS12 1NR

Chain Free £195,000



- Fantastic semi-detached home
- Contemporary open-plan kitchen
- South-facing garden plot
- Inviting reception room with gas fire
- Three lovely bedrooms
- Potential for loft conversion (Subject to planning permission)
- Spacious bathroom suite and downstairs W/C
- Off-street parking
- Ideal location for local amenities and Leeds commute
- Council tax band A

Welcome to this lovely SEMI-DETACHED house, listed for sale in a highly sought-after location near Leeds. The house is neutrally decorated, presenting a perfect BLANK CANVAS for you to make it your own. With excellent public transport links, nearby schools, local amenities, and parks within a short stroll, the location offers a wonderful blend of convenience and tranquillity. Plus, there's little through traffic, making it a peaceful place to call home.

The property showcases a fantastic LIVING ROOM, which truly is the heart of the home. Bathed in natural light through a beautiful bay window, it features tasteful coving and a cosy gas fire.

This home also offers an OPEN-PLAN contemporary KITCHEN, boasting modern grey tones, a NEFF double oven and a lovely view of the garden. This space opens into a dining area, perfect for family meals or entertaining guests.

Stepping through the hall, you'll find a practical DOWNSTAIRS W/C and upstairs the house offers THREE BEDROOMS. The main bedroom is a generous double with deep fitted wardrobes, whilst the second double bedroom boasts a garden view. The third bedroom is a single, presenting a lovely and versatile space that could be used as a fantastic HOME STUDY or even reconfigured to include stairs to a potential loft extension (subject to planning permission).

The fresh and functional BATHROOM suite is spacious, offering a heated towel rail, half height tiled walls, and ample storage. There's also space for a separate bath, should you wish to add one.

One of the unique features of this property is the SOUTH-FACING GARDEN. It's a delightful spot to enjoy the sunshine, and there's also the bonus of OFF-STREET PARKING. With an EPC rating of C and council tax band A, this house is ideal for first-time buyers, families and investors alike. Come and see the potential this property has to offer!

Tel: 0113 257 6198

DINING KITCHEN

17'1" x 10'6" (5.21m x 3.22m)

LIVING ROOM

15'9" x 10'7" (4.82m x 3.24m)

ENTRANCE HALL

15'9" x 5'11" (4.82m x 1.81m)

WC

4'11" x 2'11" (1.51m x 0.91)

BEDROOM ONE

15'9" x 7'8" (4.82m x 2.34m)

BEDROOM TWO

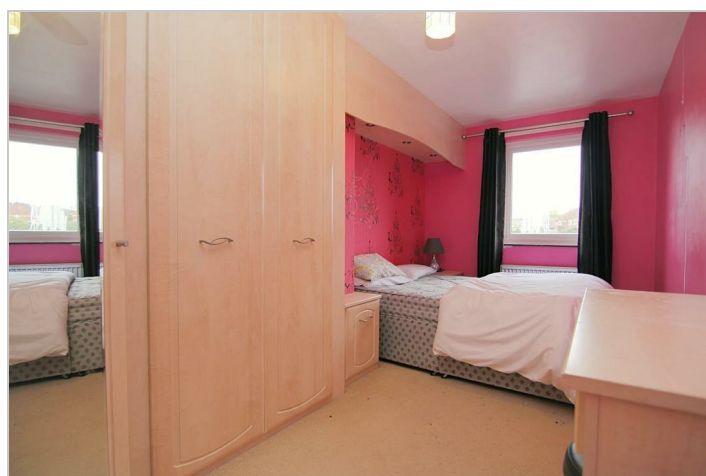
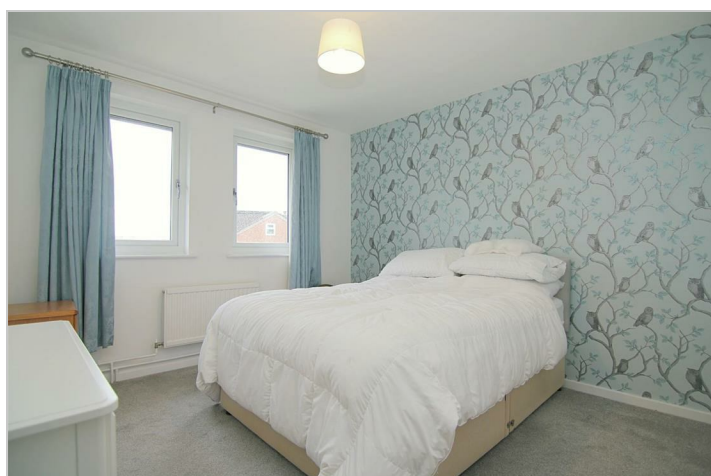
10'7" x 10'6" (3.24m x 3.22m)

BEDROOM THREE

12'8" x 8'10" (3.88m x 2.71m)

BATHROOM

10'6" x 6'2" (3.22m x 1.88m)



Road Map



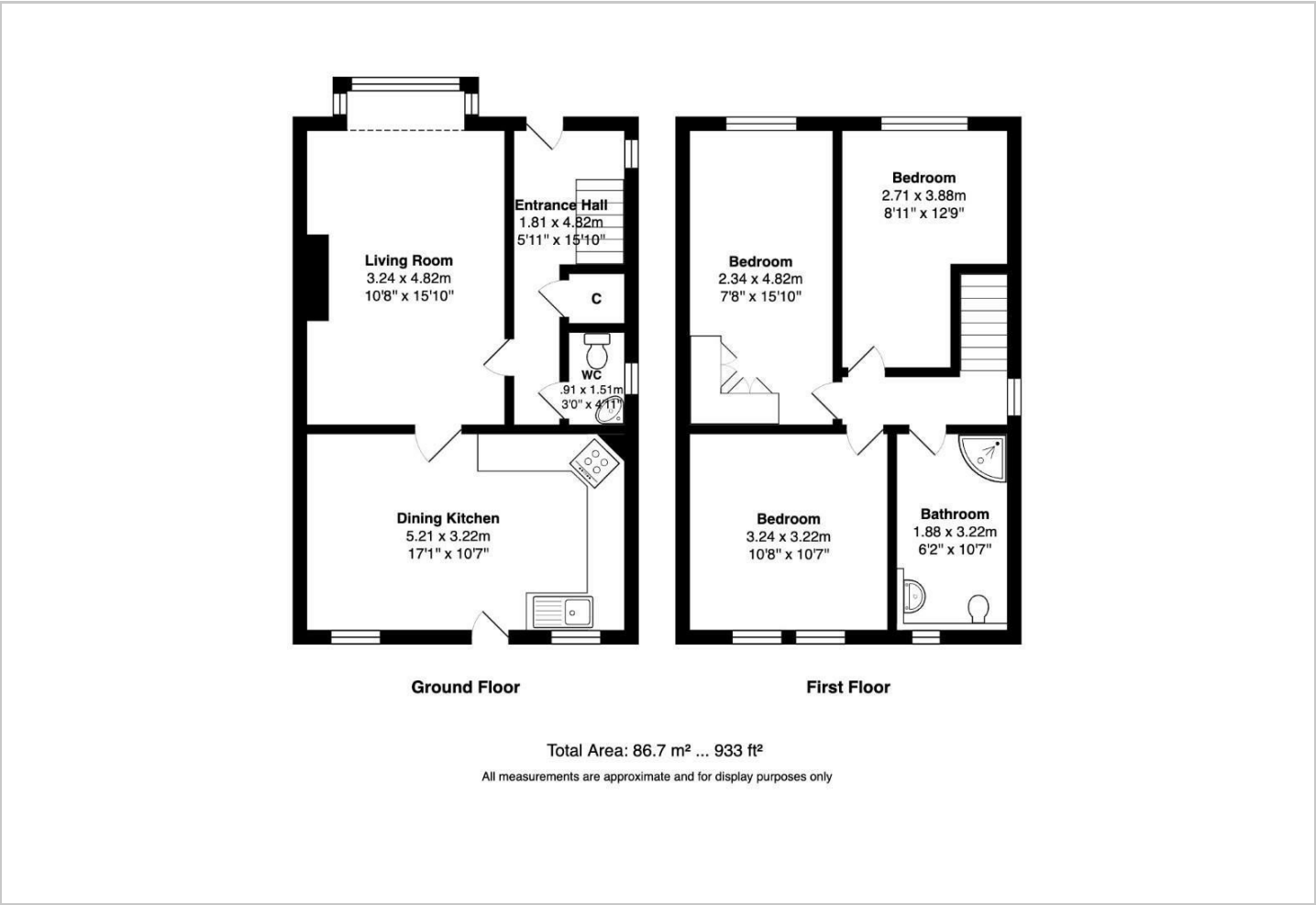
Hybrid Map



Terrain Map



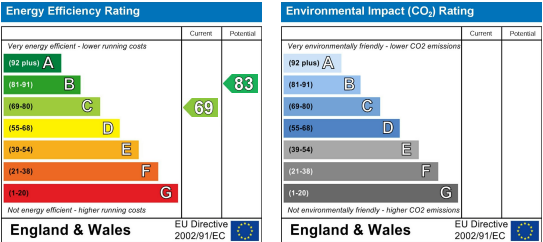
Floor Plan



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.