

# HUNTERS®

HERE TO GET *you* THERE



## Spring Valley Drive

Leeds, LS13 4RN

£200,000



Council Tax: B





# 11 Spring Valley Drive

Leeds, LS13 4RN

£200,000



- Three bedroom semi-detached
- Perfect development opportunity
- Well-sized kitchen diner
- Blank canvas for personal touches
- Welcoming reception room with bay window
- Potential to extend subject to planning permission
- Practical house bathroom with shower
- Private garden with garage
- Fantastic location near the Ring Road
- Council tax band 'B'

Welcome to your potential new home, a charming **THREE BEDROOM** semi-detached house, neutrally decorated and just waiting for your personal touch. This property is an exciting opportunity to secure a lovely home and truly make it your own!

The heart of the home is the welcoming **LIVING ROOM**, complete with a cosy gas fireplace and lovely bay window that lets in plenty of natural light. Double doors lead you straight to the **KITCHEN**, a functional space with an integrated oven and the perfect blank canvas for your culinary creativity. As an added bonus, this room has a dining area and direct access to the garden, offering the potential for a rear **EXTENSION** if desired. (subject to planning permission)

The property boasts **THREE BEDROOMS**: the main spacious double bedroom at the front with a bay window and carpet flooring, a second double bedroom located at the rear with fitted wardrobes and a lovely **VIEW**, and a lovely single bedroom that could be a fantastic **HOME OFFICE** or a potential nursery.

Completing the house is the practical and functional **BATHROOM**, equipped with a heated towel rail, a shower, white tiles, and a frosted window for added privacy.

The property also features a **GARAGE**, private garden and a **DRIVE** to accommodate up to three cars off-street. Conveniently located near public transport links, local amenities, the nearby Ring Road and Bramley train station, this property is ideal for families, developers, and investors alike.

Don't miss out on this development opportunity. This house is a **BLANK CANVAS** just waiting for you to make it your dream home. Book a viewing today!

Tel: 0113 257 6198

### DINING KITCHEN

15'6" x 8'4" (4.73m x 2.55m)

### LIVING ROOM

13'3" x 12'4" (4.04m x 3.76m)

### BEDROOM ONE

11'3" x 9'6" (3.43m x 2.91m)

### BEDROOM TWO

10'5" x 9'6" (3.19m x 2.91m)

### BEDROOM THREE

8'3" x 5'8" (2.54m x 1.73m)

### BATHROOM

5'7" x 5'5" (1.72m x 1.66m)



Road Map



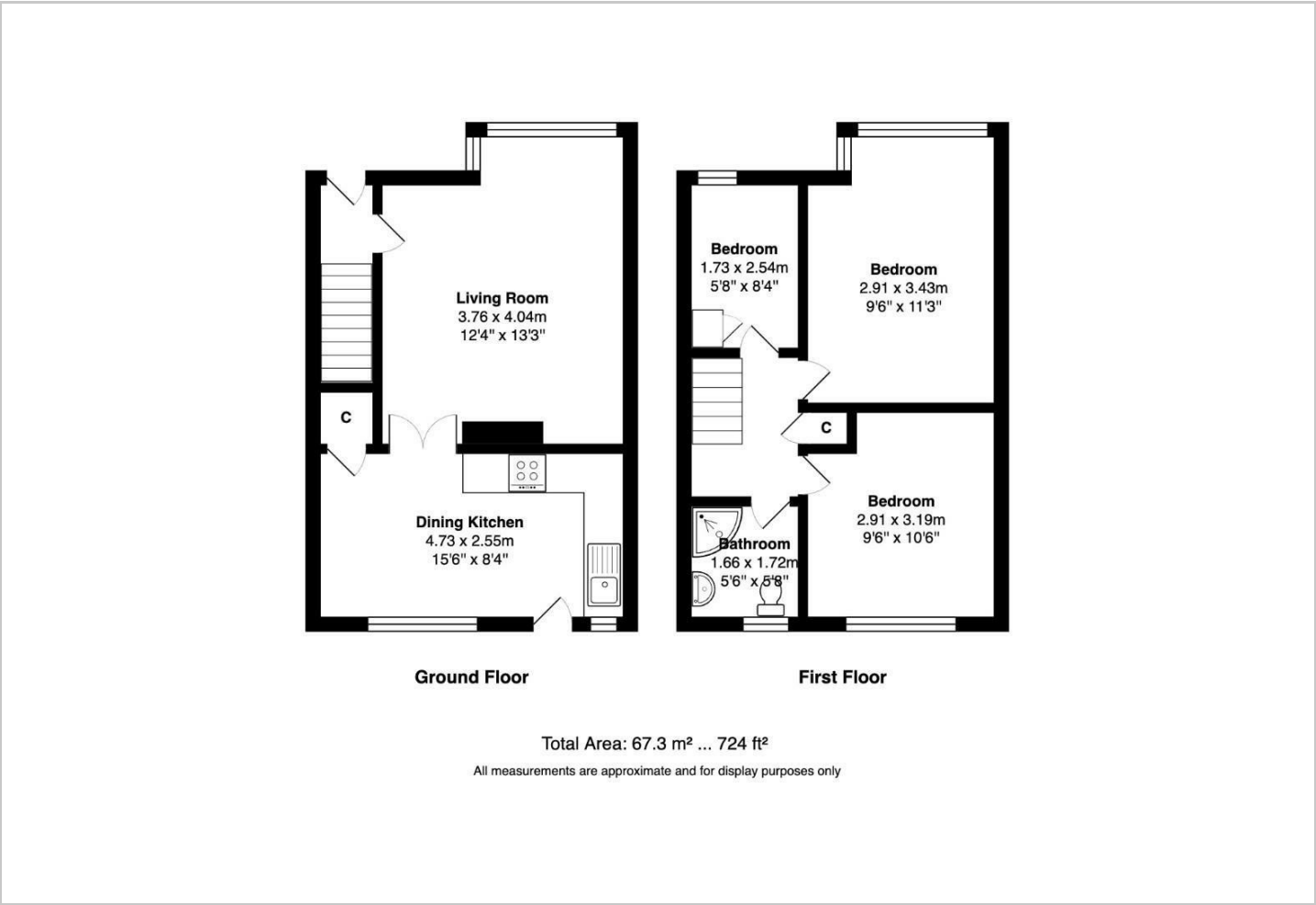
Hybrid Map



Terrain Map



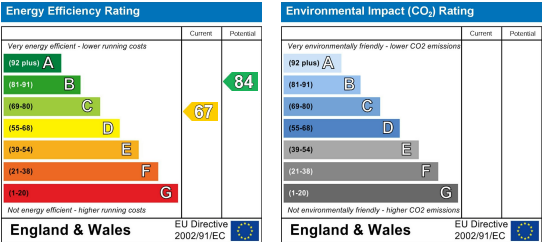
Floor Plan



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.