

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stonebridge Grove

Leeds, LS12 5AW

Offers Over £220,000



Council Tax: A





# 107 Stonebridge Grove

Leeds, LS12 5AW

## Offers Over £220,000



- Well maintained semi-detached home
- Three spacious double bedrooms
- Tastefully designed kitchen
- Separate large utility
- Well-sized family living room
- Generous conservatory extension with central heating
- Main bedroom walk-in wardrobe
- Private southeast-facing garden
- Quiet cul-de-sac backing onto woodland
- Council tax band A

Welcome to this delightful SEMI-DETACHED house, a well-presented, neutrally decorated home ready for its new owners. This inviting home comes adorned with three DOUBLE bedrooms, a tastefully designed kitchen with utility, modern bathroom, and large living room leading a huge conservatory extension.

As you step inside the property, you are greeted by a large through LIVING ROOM, tastefully decorated in neutral tones. This reception room provides ample space for the family, complete with a cosy gas fireplace. The room opens to a generous conservatory extension, offering a fantastic additional living space with central heating and garden access.

The KITCHEN is a real highlight, beautifully designed with a pleasing garden view. Modern sleek units, integrated appliances, and under-cupboard lighting marry functionality with style. A separate, well-sized UTILITY room adds additional convenience.

Moving upstairs, you'll find THREE DOUBLE BEDROOMS. The main bedroom boasts a carpet floor and a WALK-IN WARDROBE for all your storage needs. The second bedroom features fitted wardrobes and a tranquil view of the garden and woodland. The third bedroom, also a well-sized double, is a blank canvas and carpeted for added warmth.

The modern tiled BATHROOM, includes a bath with an extendable shower head and a heated towel rail, ensuring comfort and luxury in your daily routines.

Outside, the home benefits from a lovely PRIVATE GARDEN that basks in southeast facing sun. Backing onto woodland, the property offers an atmosphere of calmness and tranquillity.

Situated in a QUIET CUL-DE-SAC, with public transport links and local amenities at your doorstep, this home is perfect for first-time buyers, couples or families. Plus, it's in the council tax band A and has an EPC rating of C, making it cost effective and energy efficient. This well-maintained home is ready to welcome you. Don't miss out on this fantastic opportunity!

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

11'11" x 19'8" (3.64 x 6.00m)

## KITCHEN

10'7" x 9'8" (3.25 x 2.95m)

## UTILITY

7'6" x 9'8" (2.31 x 2.97m)

## CONSERVATORY

9'11" x 10'9" (3.04 x 3.30m)

## LANDING

## BEDROOM ONE

12'0" x 10'7" (3.67 x 3.25m)

## BEDROOM TWO

13'0" x 8'8" (3.98 x 2.65m)

## BEDROOM THREE

7'7" x 10'8" (2.33 x 3.26m)

## BATHROOM

7'7" x 5'5" (2.33 x 1.66m)

## GARDEN



Road Map



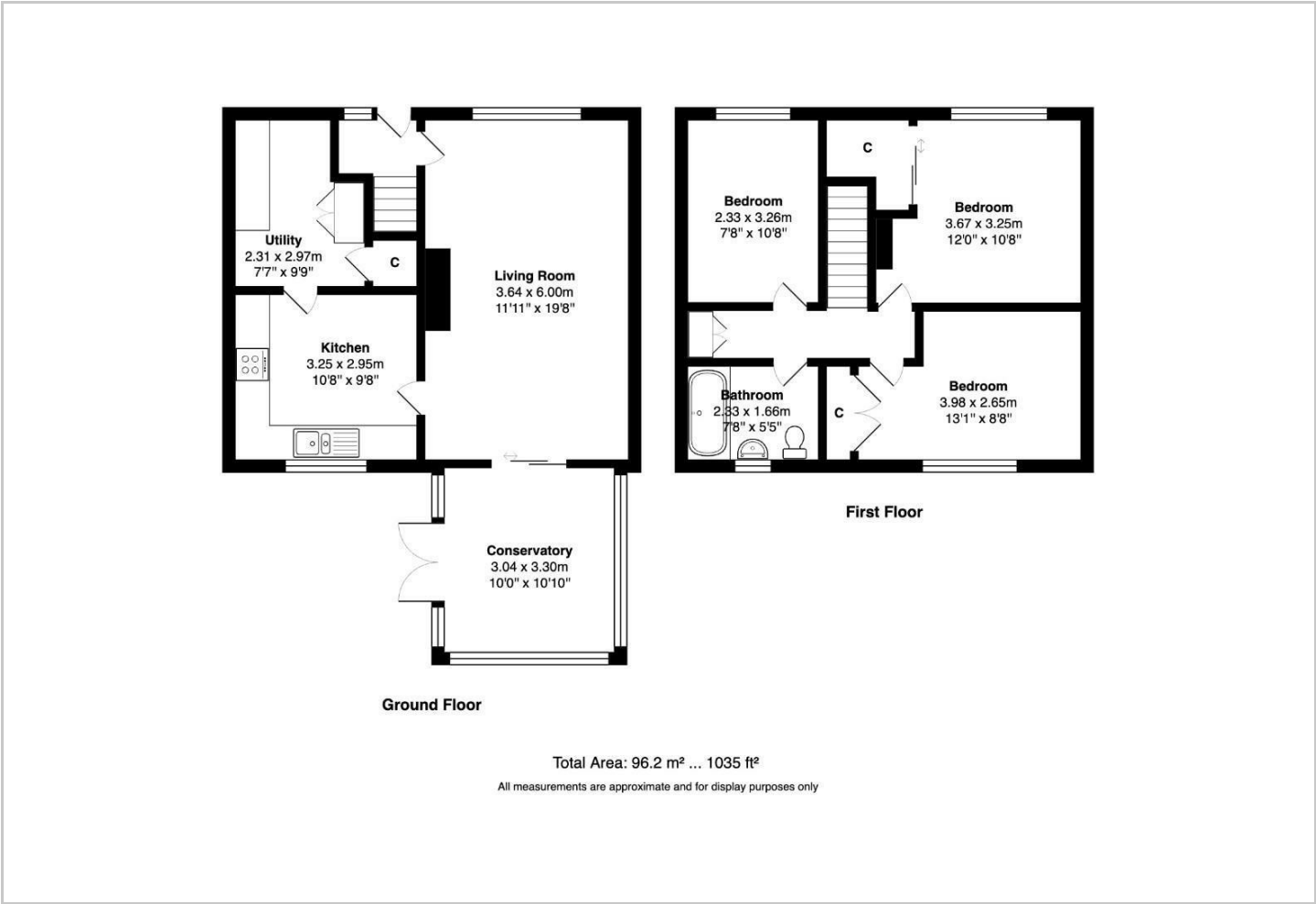
Hybrid Map



Terrain Map



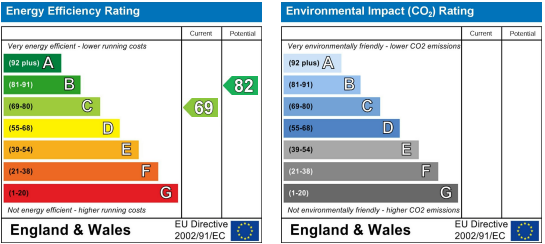
Floor Plan



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.