

HUNTERS®

HERE TO GET *you* THERE



Half Mile Lane

Leeds, LS13 1BJ

£250,000



Council Tax: B



52 Half Mile Lane

Leeds, LS13 1BJ

£250,000



- Pristine semi-detached home
- Open-plan kitchen diner
- Sun room extension
- Three charming bedrooms
- Immaculate finish throughout
- Modern bathroom suite
- Low-maintenance garden to the rear
- Brick built garage with power
- Plenty of off-street parking
- Fantastic location with nearby amenities

Welcome to this GORGEOUS semi-detached house, a delightful property that's up for grabs! This lovely home is in pristine condition, featuring THREE bedrooms, a modern bathroom, TWO inviting reception rooms, and an OPEN-PLAN kitchen diner. The house simply exudes a warm and welcoming charm that is sure to captivate any prospective homebuyer.

Let's step inside and explore this gem. The heart of the home is the OPEN-PLAN kitchen diner, complete with tiled splashback, hi-gloss wall and base units with brushed steel handles, and a dining space that's perfect for family meals. There's also a SUN ROOM EXTENSION, which opens up from the kitchen through bi-folding doors, offering a lovely sitting space and a view and access of the garden. The second reception room is a cosy LIVING ROOM, complete with a marble gas fireplace, plush carpets and bathed in natural light from the charming bay window.

The main bedroom is a DOUBLE room with fitted wardrobes, carpet flooring, and a bay window that bathes the room in sunshine. The second bedroom, also a double, offers a lovely garden outlook and FITTED WARDROBES. The third bedroom is a single room that can be used as a versatile space, perhaps a HOME OFFICE, nursery or a cosy guest room.

The BATHROOM is fresh and clean, featuring a modern tiled suite and a corner shower, with a frosted window to ensure privacy. Other notable features include contemporary doors throughout the home, a brick-built GARAGE, and a low-maintenance garden. There's also plenty of OFF-STREET PARKING available to the front of the home.

Located within walking distance to Tesco and nearby to FARSLEY and Stanningley park, you're never far from amenities. Plus, with excellent public transport links and schools nearby, it's an IDEAL home for first-time buyers, families, or couples. Come and see this beautifully presented home for yourself, it's truly a ONE-OF-A-KIND find!

Tel: 0113 257 6198

SUN ROOM

6'10" x 9'3" (2.10 x 2.83m)

KITCHEN DINER

15'11" x 16'3" (4.87 x 4.97m)

LIVING ROOM

13'1" x 10'4" (4.01 x 3.16m)

LANDING

BATHROOM

5'2" x 5'0" (1.59 x 1.53m)

BEDROOM ONE

10'2" x 12'6" (3.12 x 3.82m)

BEDROOM TWO

10'2" x 8'11" (3.12 x 2.74m)

BEDROOM THREE

5'9" x 7'0" (1.76 x 2.14m)

GARDENS & DRIVE



Road Map



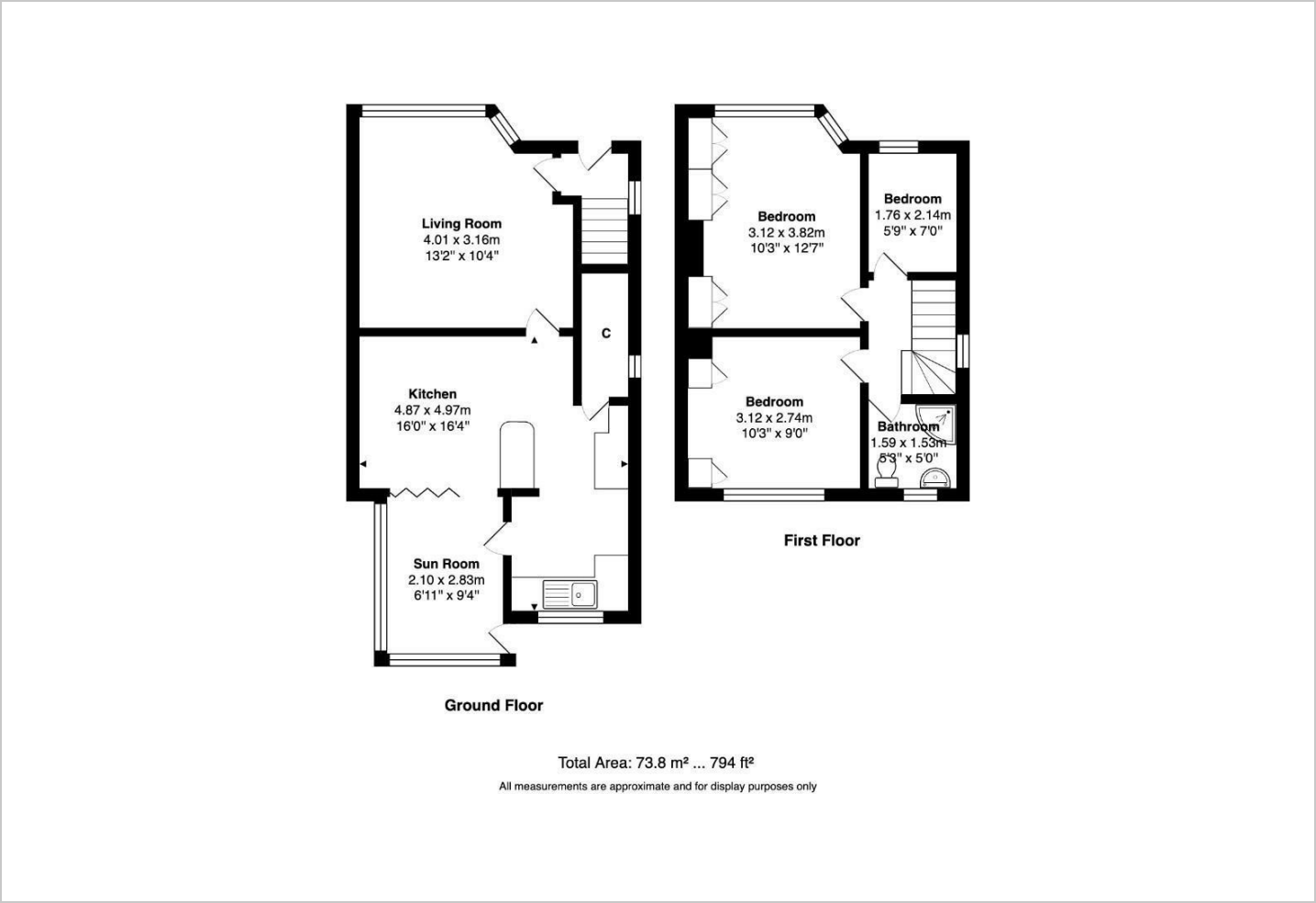
Hybrid Map



Terrain Map



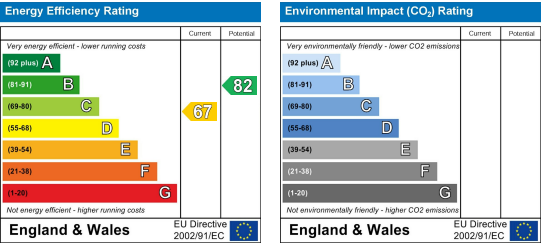
Floor Plan



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.