

HUNTERS®

HERE TO GET *you* THERE



Upper Wortley Road

Leeds, LS12 4LB

Offers Over £170,000



Council Tax: C



17 Upper Wortley Road

Leeds, LS12 4LB

Offers Over £170,000



- CHAIN FREE SALE
- Extended semi-detached home
- Three charming bedrooms
- Blank canvas for personal touch
- Extended to create kitchen & conservatory
- Two spacious reception rooms
- Ample off-street parking with carport & garage
- Low maintenance garden
- Ideal for families, investors and property developers
- Perfect location near local amenities and easy Leeds commute

Calling all families, investors and property developers! Welcome to this EXTENDED SEMI-DETACHED home, listed as a CHAIN FREE sale and brimming with potential. While benefitting from some modernisation, it's an absolute gem of a home that is just waiting for the right hands to transform it into something spectacular.

The property boasts TWO cosy reception rooms. The DINING ROOM serves as the heart of the home with its spacious layout and flows into the kitchen and CONSERVATORY extension. It presents a wonderful opportunity to knock into the kitchen and create an OPEN-PLAN living area. The second reception room is a separate LIVING ROOM, bathed in natural light and of a great size to accommodate a family.

The KITCHEN is part of the home's extension and offers huge potential. It's fully functional, with ample wall and base units, and offers scope to EXTEND further or knock through and create a more modern and airy space.

Upstairs, there are THREE lovely BEDROOMS. The first two are doubles, with the main bedroom overlooking the garden and fitted wardrobes for storage. The second bedroom is located at the front of the house and comes with fitted wardrobes, which could serve as the main bedroom if preferred. The third bedroom is a well-sized single room that could that'd make for a fantastic HOME OFFICE or a cute nursery.

The BATHROOM is of great size and fully functional with a bath and overhead shower, with a frosted window for added privacy. There's also potentially room to reconfigure with a separate shower if desired.

The property's unique features make it a fantastic investment. It has already been EXTENDED, has a low maintenance garden, great off-street parking with, a GARAGE and car port. The porch entrance adds a warm welcome to this home with huge scope to improve. It's a BLANK CANVAS ready for your unique touch.

Located near public transport links, schools, local amenities, parks, and ideal for LEEDS commute, a perfect opportunity families, investors, and property developers. A viewing arrangement is HIGHLY recommended by the agent to see what this home has to offer!

Tel: 0113 257 6198

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

10'11" x 13'6" (3.34 x 4.12m)

DINING ROOM

16'5" x 11'7" (5.02 x 3.54m)

KITCHEN

8'3" x 6'11" (2.52 x 2.13m)

CONSERVATORY

6'8" x 6'11" (2.04 x 2.13m)

LANDING

BEDROOM ONE

9'8" x 11'7" (2.95 x 3.54m)

BEDROOM TWO

9'8" x 11'2" (2.95 x 3.42m)

BEDROOM THREE

6'5" x 8'1" (1.97 x 2.47m)

BATHROOM

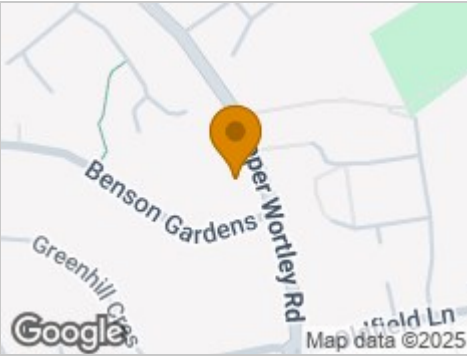
6'3" x 7'4" (1.92 x 2.24m)

GARDENS & DRIVE

GARAGE



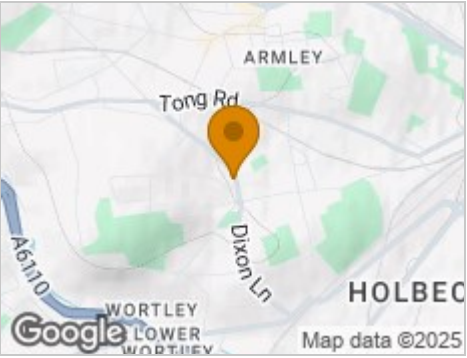
Road Map



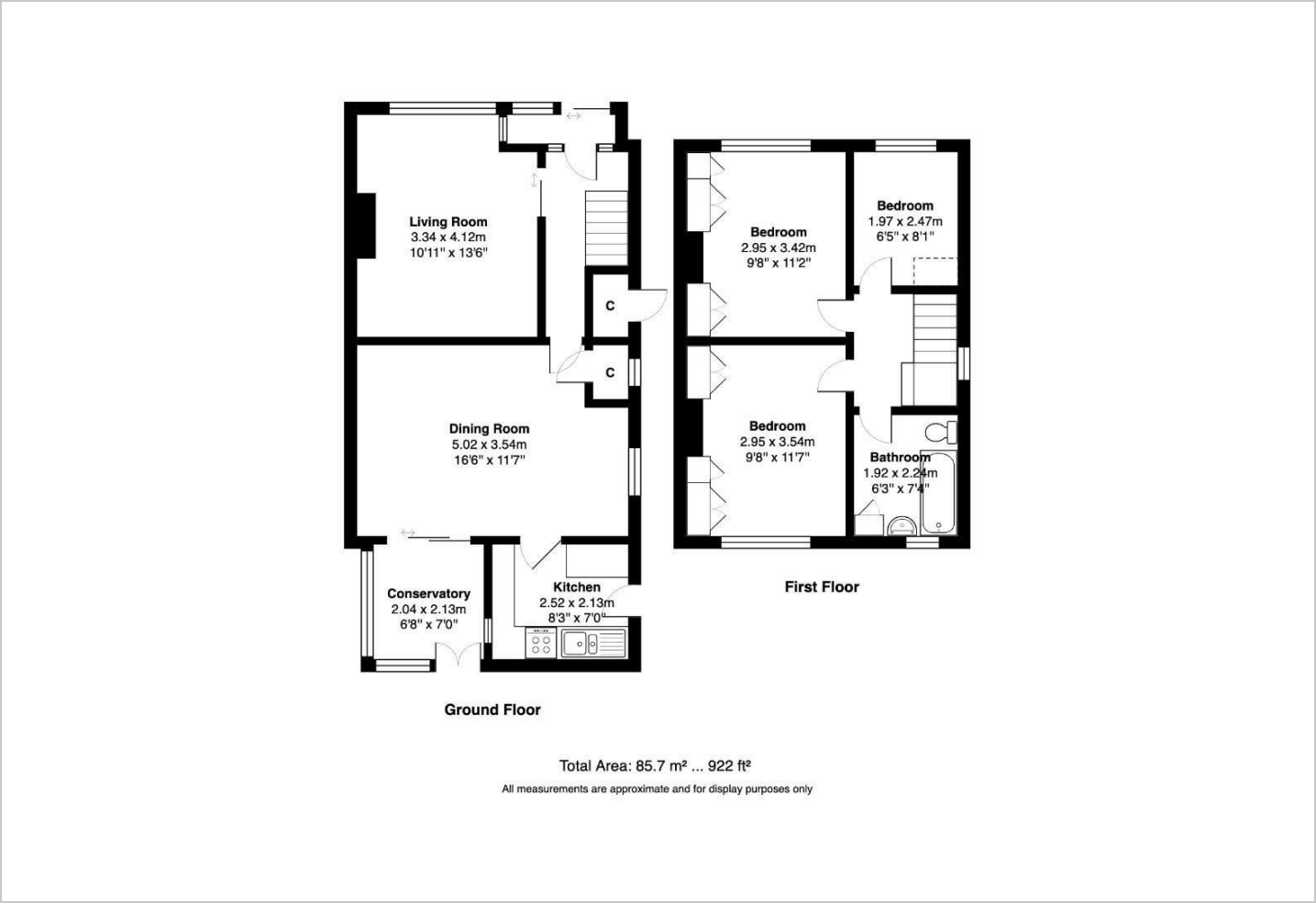
Hybrid Map



Terrain Map



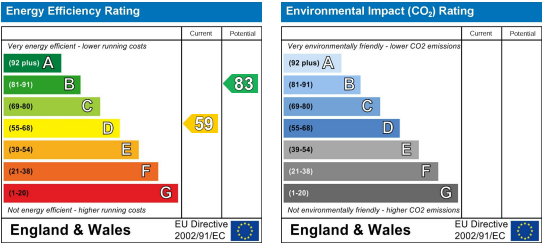
Floor Plan



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.