



Fir Tree Approach, Leeds
West Yorkshire, LS17 7EU
Offers Over £230,000
Energy Rating - D
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IDEAL FIRST TIME BUYER OPPORTUNITY – THREE BEDROOMS – SEMI-DETACHED HOME – SUBSTANTIAL GARDENS TO THE FRONT AND REAR – FULL EXTERNAL INSULATION INSTALLED – OPEN PLAN KITCHEN BREAKFAST ROOM – POTENTIAL TO ADD DOWNSTAIRS W/C – ALWOODLEY

With full external insulation installed, this Levitt Cartwright three bedroom semi-detached house is an ideal opportunity for a first time buyer or anyone looking for a great house with well appointed space. Located in Alwoodley, the property is close to good and outstanding schools, parks, shops, bars, pubs and restaurants to name just some of the great amenities in the local area. There are substantial gardens to the front and rear externally. Internally it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, rear porch and store room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - D



ENTRANCE HALL

3.28m (10' 9") (MAX) - 1.75m (5' 9") (MAX)

Radiator, tiled floor and stairs to upper level.

LOUNGE DINING ROOM

5.64m (18' 6") - 3.28m (10' 9")

Radiators and double aspect windows.

KITCHEN BREAKFAST ROOM

4.34m (14' 3") (MAX) - 3.96m (13' 0") (MAX)

Stainless steel sink with drainer, boiler, tiled floor, tiled splash back, radiator and a range of wall and base units.

STORE ROOM

2.13m (7' 0") - 0.99m (3' 3")

PORCH

1.98m (6' 6") - 0.99m (3' 3")

Door to the side.

LANDING

2.67m (8' 9") (MAX) - 2.34m (7' 8") (MAX)

Stairs to the lower levels.

MASTER BEDROOM

4.72m (15' 6") (MAX) - 2.67m (8' 9") (MAX)

Radiator and built in wardrobes.

BEDROOM TWO

4.11m (13' 6") (MAX) - 2.97m (9' 9") (MAX)

Radiator.

BEDROOM THREE

3.20m (10' 6") (MAX) - 2.08m (6' 10") (MAX)

Radiator.

HOUSE BATHROOM

2.44m (8' 0") - 1.75m (5' 9")

Fully tiled walls and floor. Panel bath with shower over, heated towel rail, wash hand basin and w/c.

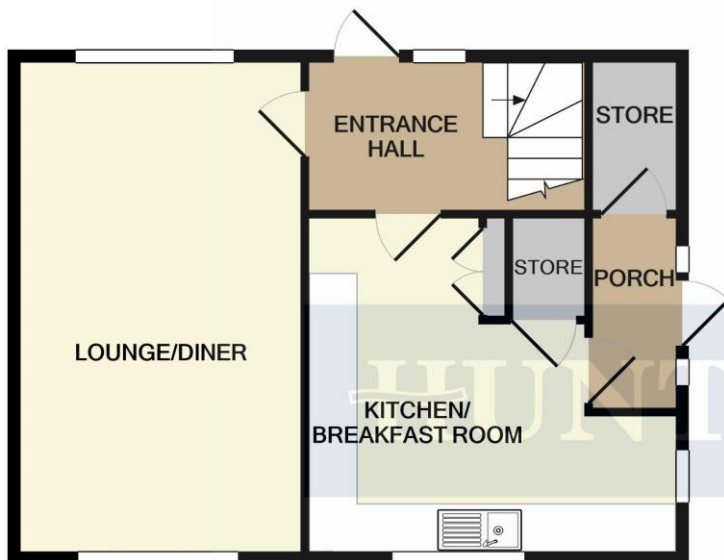
FRONT GARDENS

Mainly flagged areas with hedges to the border.

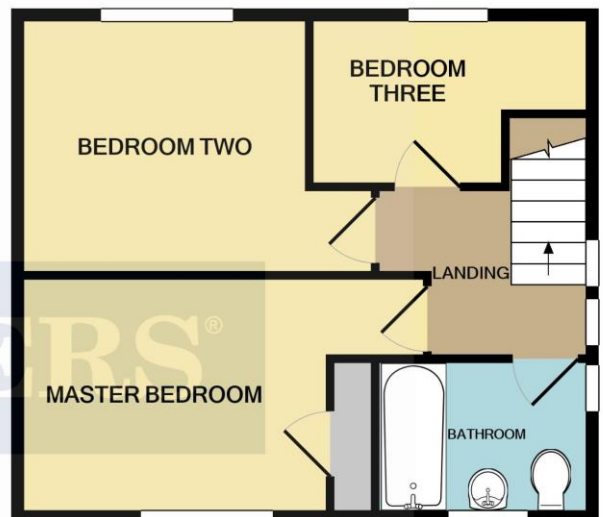
REAR GARDEN

Mainly flagged areas.





GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

FIR TREE APPROACH, LEEDS, WEST YORKSHIRE, LS17 7EU
TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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.



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