



Elmhurst Gardens, Leeds  
West Yorkshire, LS17 8BG  
Offers Over £230,000  
Energy Rating - C  
Call us today on 0113 268 0242

**HUNTERS®**  
HERE TO GET *you* THERE



# Elmhurst Gardens, Leeds, West Yorkshire, LS17 8BG

---

**IDEAL FIRST TIME BUYER OPPORTUNITY – THREE BEDROOM HOUSE - HIGHLY DESIRABLE AREA – PRIVATE GARDENS TO THE REAR – PATIO YARD TO THE FRONT - DOWNSTAIRS W/C – TWO RECEPTION ROOMS - ADJACENT TO WOODLAND – CUL-DE-SAC LOCATION - NO CHAIN**

A brilliant opportunity for a first time buyer or anyone looking for a well appointed home, is the three bedroom house available with no chain. The property is located just off Shadwell Lane in a quiet Cul-de-Sac, close to good and outstanding schools, woodland, parks, shops, pubs, bars and transport links to name just some of the great amenities close by. There are private gardens rear as well as a patio yard to the front. Internally it briefly comprises; entrance hall, store room, lounge, kitchen dining room, hallway and downstairs w/c on the ground floor. On the first floor there are three bedrooms, two of which are double, landing, store room and house bathroom. Energy Rating – C



## **ENTRANCE HALL**

2.29m (7' 6") - 0.97m (3' 2")

## **STORE ROOM**

2.29m (7' 6") - 0.99m (3' 3")

Housing the meters.

## **LOUNGE**

4.80m (15' 9") - 3.28m (10' 9")

Radiator and opening to kitchen breakfast room.

## **KITCHEN DINING ROOM**

5.72m (18' 9") (MAX) - 2.97m (9' 9") (MAX)

Stainless steel sink with drainer, extractor hood, half tiled walls and a range of wall and base units.

## **HALLWAY**

5.72m (18' 9") (MAX) - 1.83m (6' 0") (MAX)

Radiator and stairs to the upper level.

## **STORE ROOM**

0.91m (3' 0") - 0.84m (2' 9")

## **DOWNSTAIRS W/C**

1.83m (6' 0") - 0.91m (3' 0")

Half tiled walls, wash hand basin and w/c.

## **LANDING**

3.58m (11' 9") (MAX) - 1.83m (6' 0") (MAX)

Stairs to the lower level.

## **STORE ROOM**

0.84m (2' 9") - 0.84m (2' 9")

Housing the boiler.

## **MASTER BEDROOM**

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

Radiator.

## **WALK IN WARDROBE**

2.06m (6' 9") - 0.84m (2' 9")

## **BEDROOM TWO**

3.91m (12' 10") (MAX) - 2.97m (9' 9") (MAX)

Radiator.

## **BEDROOM THREE**

2.74m (9' 0") - 2.06m (6' 9")

Radiator.

## **HOUSE BATHROOM**

2.69m (8' 10") (MAX) - 2.06m (6' 9") (MAX)

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

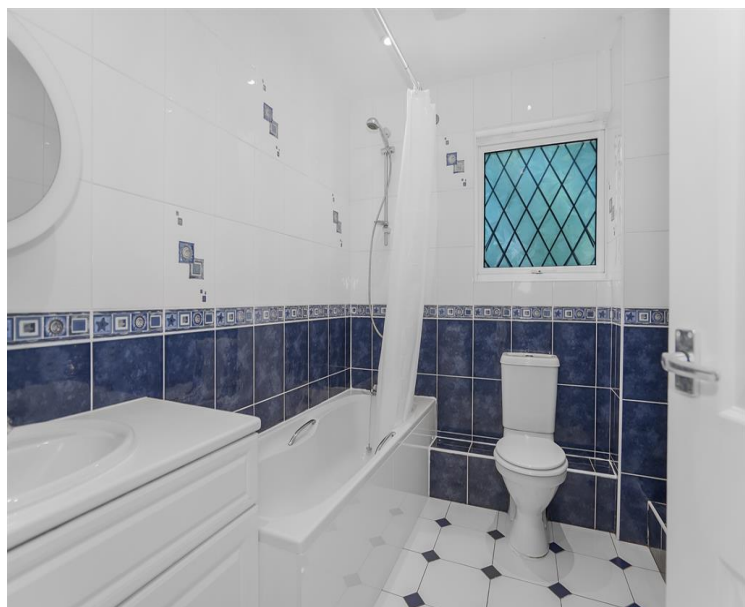
## **PATIO YARD TO THE FRONT**

Mainly paved with a gate to the cul-de-sac.

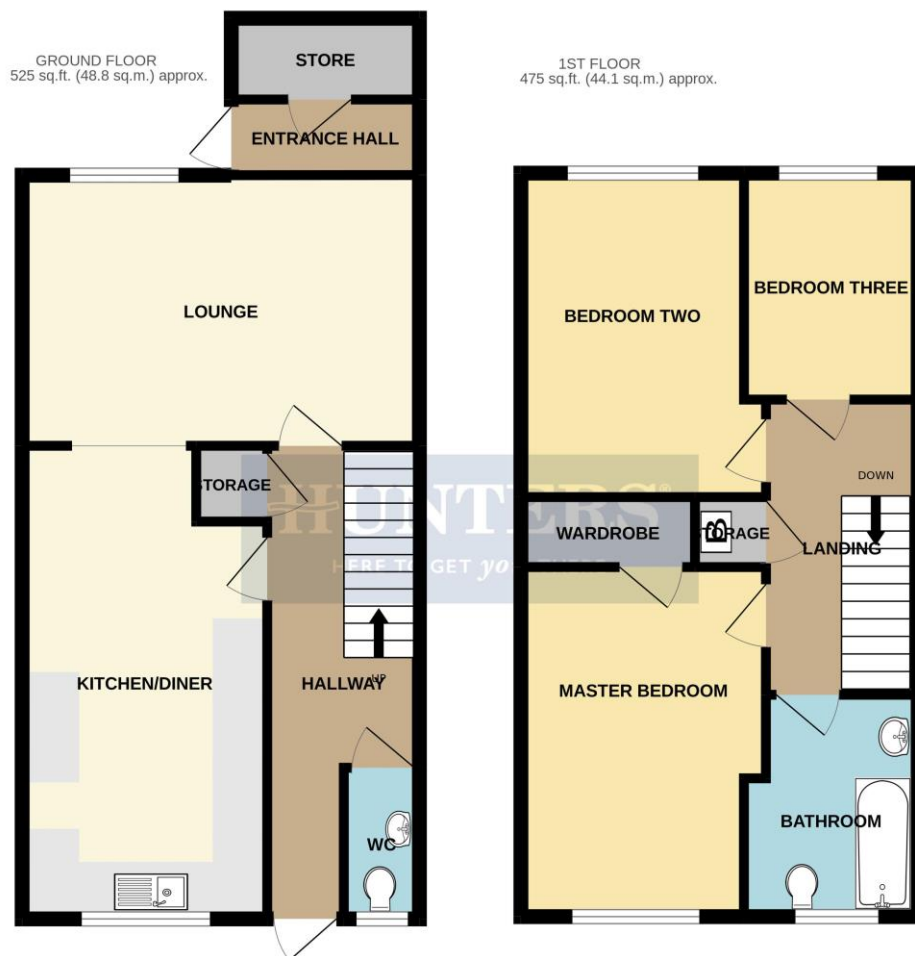
## **REAR GARDEN**

Mainly paved area with fences affording total privacy and a gate to the rear for access.









ELMHURST GARDENS, LEEDS, WEST YORKSHIRE, LS17 8BG

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | 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.



SALES / LETTINGS / MANAGEMENT  
Street Lane Roundhay, LS8 1AP  
northleeds@hunters.com / 0113 268 0242

**HUNTERS®**  
HERE TO GET *you* THERE