

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Henconner Crescent

Chapel Allerton, Leeds, LS7 3NS

£375,000



Council Tax: C



# 8 Henconner Crescent

Chapel Allerton, Leeds, LS7 3NS

£375,000



## Porch

6'6" (max) - 3'0" (max) (1.98m (max) - 0.91m (max))

Door to the front.

## Entrance Hall

14'1" (max) - 8'0" (max) (4.29m (max) - 2.44m (max))

Stairs to the upper level.

## Lounge

14'6" (max) - 11'6" (max) (4.42m (max) - 3.51m (max))

Radiator and electric fire with surround.

## Living Kitchen Dining Room

23'0" (max) - 17'3" (max) (7.01m (max) - 5.26m (max))

## Living Room Area

Radiator.

## Kitchen Dining Area

Double oven, gas hob with extractor over, composite sink with drainer tiled splash back, double doors to the rear gardens and a range of wall and base units.

## Utility Room

8'0" (max) - 7'3" (max) (2.44m (max) - 2.21m (max))

Plumbing for washing machine and door to the side.

## Downstairs W/C

5'0" - 3'6" (1.52m - 1.07m)

Wash hand basin, boiler and w/c.

## Landing

8'0" (max) - 6'9" (max) (2.44m (max) - 2.06m (max))

Stairs to the lower level.

## Master Bedroom

14'6" (max) - 11'6" (max) (4.42m (max) - 3.51m (max))

Radiator.

## Bedroom Two

13'6" (max) - 10'6" (max) (4.11m (max) - 3.20m (max))

Radiator.

## Bedroom Three

11'3" (max) - 6'6" (max) (3.43m (max) - 1.98m (max))

Radiator and built in wardrobes.

## Bathroom

8'0" (max) - 7'3" (max) (2.44m (max) - 2.21m (max))

Panel bath with shower over, heated towel rail, wash hand basin, built in storage and w/c.

## Front Gardens

Plants, shrubs, flower beds and bushes.

## Driveway

With parking for several vehicles.

## Detached Garage

Up and over door.

## Rear Gardens

Grassed lawns, flower beds, plants, bushes and patio.

**SUPERB FIRST TIME BUYER OPPORTUNITY – EXTENDED SEMI-DETACHED HOUSE – GREAT FAMILY HOME – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – UTILITY ROOM – DOWNSTAIRS W/C – CHAPEL ALLERTON**

A brilliant opportunity for first time buyers, this extended three bedroom semi-detached house makes a terrific family home. Located in the heart of Chapel Allerton, the property is close to good and outstanding primary and secondary schools, bars, restaurants, cafes, shops and parks to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage externally. Internally it briefly comprises; porch, entrance hall, lounge, open plan living kitchen dining room, utility room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



## Road Map



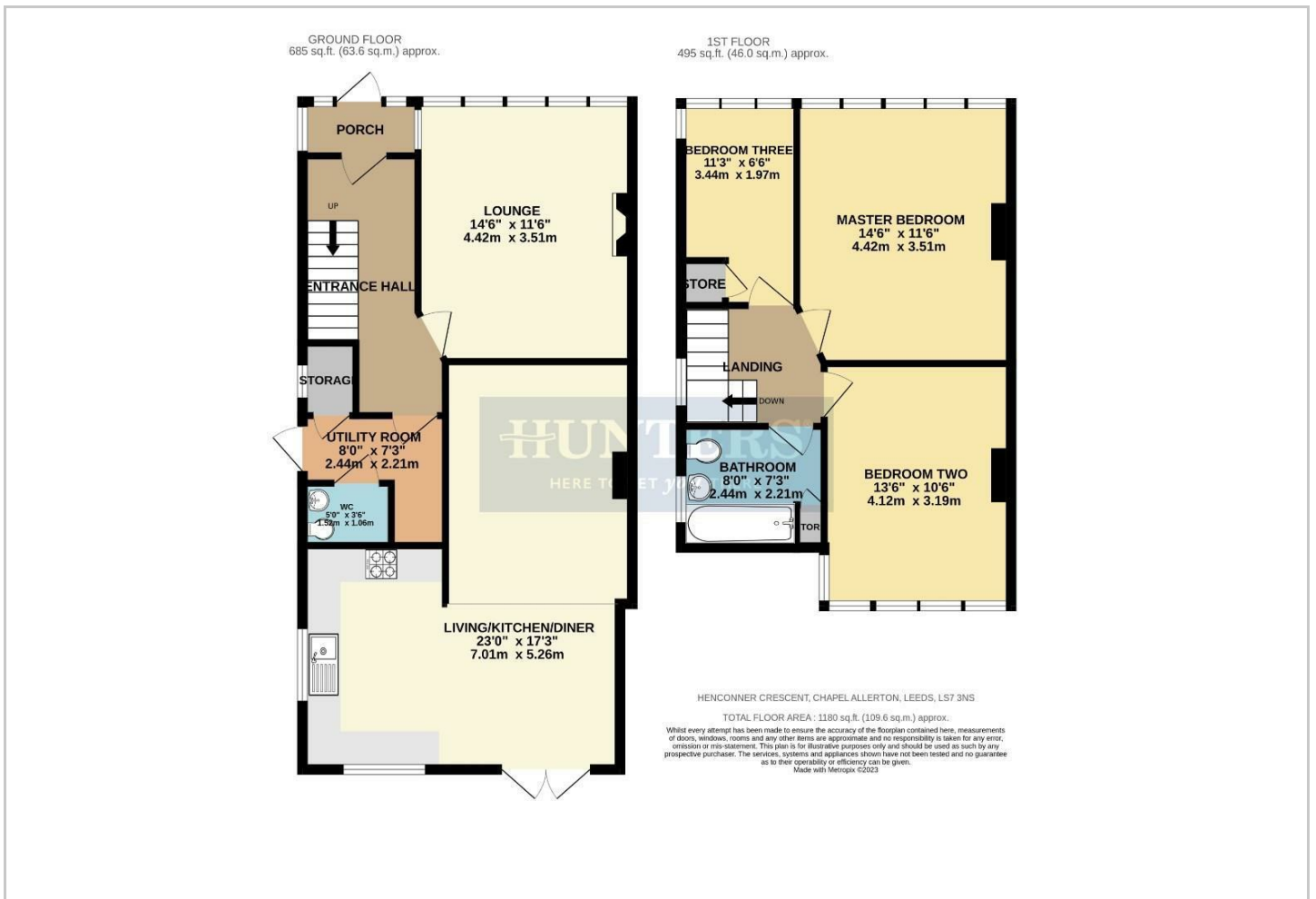
## Hybrid Map



## Terrain Map



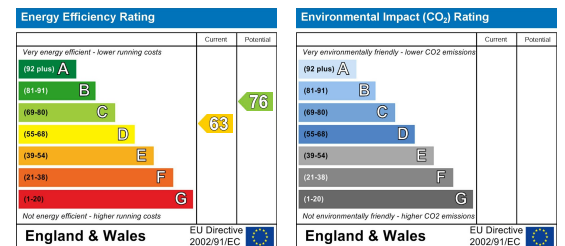
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.