

HUNTERS[®]

HERE TO GET *you* THERE



Hawksworth Grove

Kirkstall, Leeds, LS5 3NB

Asking Price £190,000



Council Tax: B



2 Hawksworth Grove

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Dining Room

18'6" (max) - 12'3" (max) (5.64m (max) - 3.73m (max))

Tiled floor, radiator and stairs to the upper level.

Lounge

18'10" (max) - 14'10" (max) (5.74m (max) - 4.52m (max))

Tiled floor, radiator, fire place with surround and bay window.

Kitchen

12'3" (max) - 7'3" (max) (3.73m (max) - 2.21m (max))

Tiled floor, stainless steel sink with drainer and a range of wall and base units.

Annex

9'0" (max) - 3'9" (max) (2.74m (max) - 1.14m (max))

Door to the yard.

First Floor Landing

7'3" (max) - 5'3" (max) (2.21m (max) - 1.60m (max))

Stairs to the upper and lower levels.

Master Bedroom

18'10" (max) - 11'9" (max) (5.74m (max) - 3.58m (max))

Radiator.

Bedroom Two

18'6" (max) - 12'3" (max) (5.64m (max) - 3.73m (max))

Radiator and built in wardrobes.

Bathroom

7'3" (max) - 7'0" (max) (2.21m (max) - 2.13m (max))

Panel bath with shower over, wash hand basin, store room and radiator.

Second Floor Landing

9'6" (max) - 7'9" (max) (2.90m (max) - 2.36m (max))

Stairs to the lower level and sink with pedestal under.

Bedroom Three

18'10" (max) - 9'3" (max) (5.74m (max) - 2.82m (max))

Radiator.

Bedroom Four

16'9" (max) - 9'3" (max) (5.11m (max) - 2.82m (max))

Radiator.

Yard

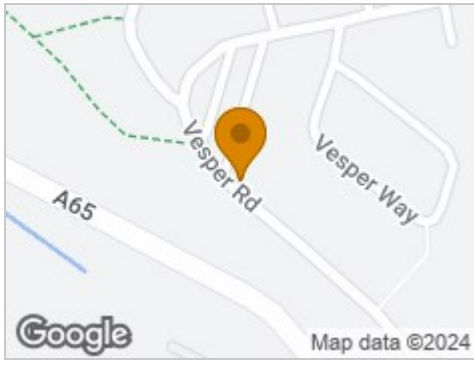
Mainly paved areas, bushes, flower beds and fences preparing a boundary.

IN NEED OF MODERNISATION – EXCELLENT INVESTMENT OPPORTUNITY – GREAT POTENTIAL – END THROUGH TERRACE PROPERTY – YARD TO THE REAR – FOUR BEDROOMS – ANNEX – KIRKSTALL - NO CHAIN

In need of modernisation, but with huge potential, this four bedroom through end terrace is an excellent investment opportunity. Located on a quiet street in Kirkstall, the property is close to schools, transport links, shops, bars, pubs, restaurants and other great amenities close by. There is a private gated yard externally. Internally, it briefly comprises; annex, kitchen, dining room and lounge on the ground floor. On the first floor there are two double bedrooms, landing and bathroom. On the second floor there are two further double bedrooms and landing. Energy Rating - F



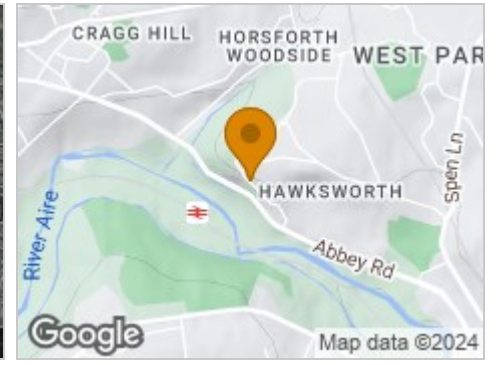
Road Map



Hybrid Map



Terrain Map



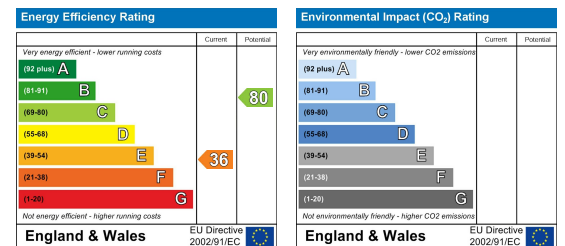
Floor Plan



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.