

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Easterly Crescent

Oakwood, Leeds, LS8 2SF

Offers Over £260,000



Council Tax: B



# 56 Easterly Crescent

Oakwood, Leeds, LS8 2SF

Offers Over £260,000



## Entrance Hall

9'6" (max) - 8'6" (max) (2.90m (max) - 2.59m (max))  
Store room housing boiler, wall lights, storage under the stairs and stairs to the upper level.

## Lounge Dining Room

22'0" (max) - 11'0" (max) (6.71m (max) - 3.35m (max))  
Electric fire with surround, radiator and bay window.

## Kitchen

12'9" (max) - 8'6" (max) (3.89m (max) - 2.59m (max))  
Stainless steel sink with drainer, gas hob with extractor over, fan oven, radiator, door to the rear garden and a range of wall and base units.

## Landing

9'3" (max) - 6'1" (max) (2.82m (max) - 1.85m (max))  
Stairs to the lower level.

## Bedroom Two

11'0" (max) - 11'0" (max) (3.35m (max) - 3.35m (max))  
Radiator and built in wardrobes.

## Bedroom Three

10'10" (max) - 8'0" (max) (3.30m (max) - 2.44m (max))  
Radiator and built in wardrobes.

## Bathroom

6'6" (max) - 6'3" (max) (1.98m (max) - 1.91m (max))  
Fully tiled walls and floor, panel bath with shower over, wash hand basin and heated towel rail.

## Separate W/C

5'0" (max) - 3'0" (max) (1.52m (max) - 0.91m (max))  
Fully tiled walls and floor, w/c and heated towel rail.

## Study/ Hallway

8'6" (max) - 6'9" (max) (2.59m (max) - 2.06m (max))  
Radiator and stairs to the upper level.

## Master Bedroom

19'6" (max) - 14'3" (max) (5.94m (max) - 4.34m (max))  
Radiator and stairs to the lower level.

## Front Garden

Mainly paved areas for extra parking, gated entrance and hedges,

## Driveway

Parking for several vehicles.

## Detached Garage

Up and over door.

## Rear Garden

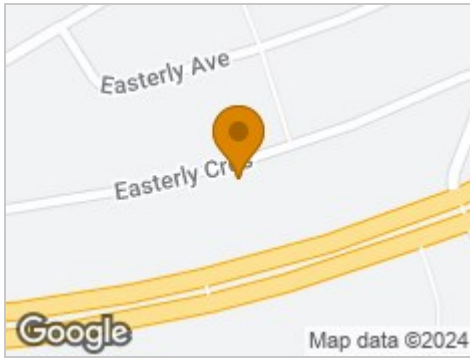
Grassed lawns, patio area, plants, bushes, shrubs and trees.

**FANTASTIC POTENTIAL TO EXTEND SUBJECT TO PLANNING - SEMI-DETACHED HOUSE - THREE BEDROOMS – LOFT CONVERSION - GARDENS FRONT AND REAR – DRIVEWAY – GARAGE – OAKWOOD – NO CHAIN**

With terrific potential to extend further subject to appropriate planning consents, this three bedroom semi-detached house is ideal for anyone looking for a well appointed space. Located on Easterly Crescent in Oakwood, the property is close to good and outstanding primary and secondary schools, shops, bars, pubs, transport links, schools and of course Roundhay Park, with all it has to offer. There are gardens to the front and rear, a detached garage and driveway externally. Internally it briefly comprises; entrance hall, lounge dining room and kitchen on the ground floor. On the first floor there are two bedrooms, house bathroom, separate w/c, landing and study with stairs to the upper level. On the top floor there is a further double bedroom. Energy Rating – D



## Road Map



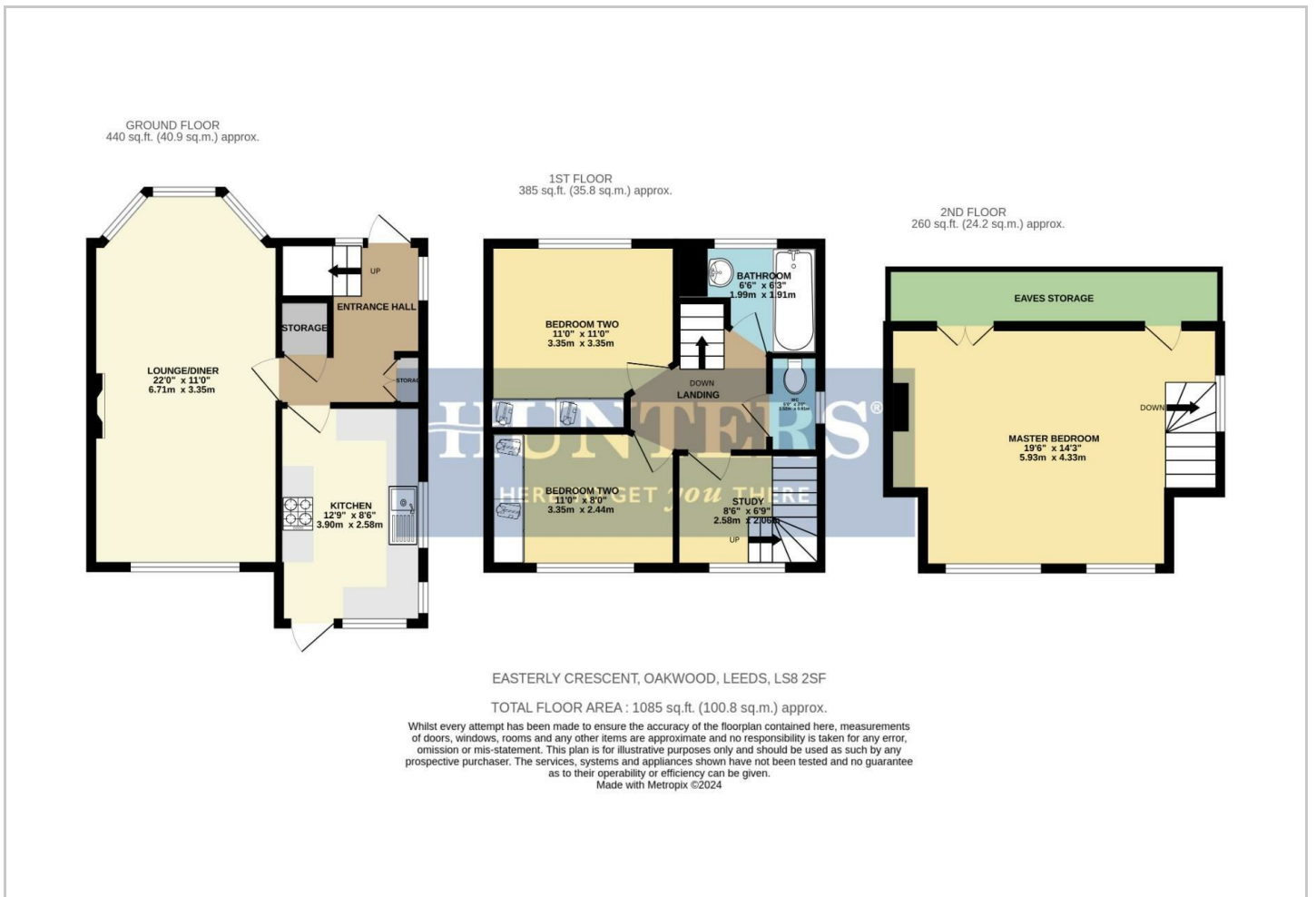
## Hybrid Map



## Terrain Map



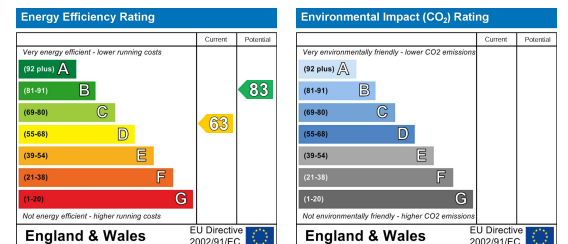
## Floor Plan



## 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.