

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



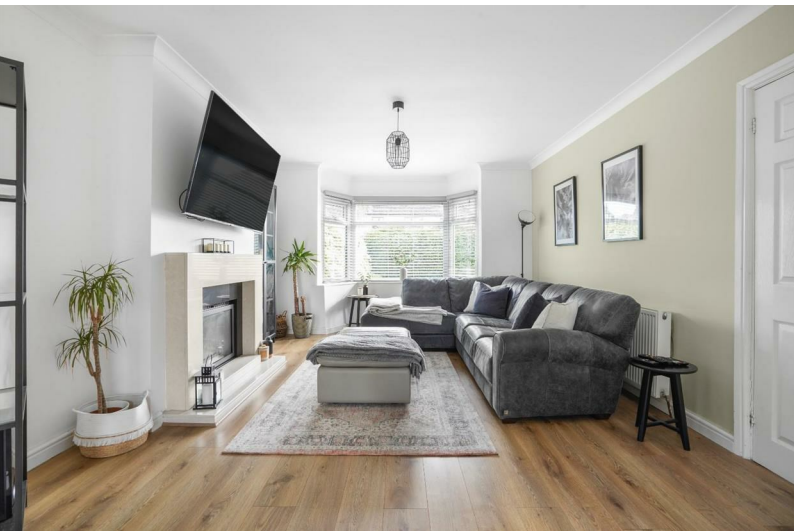
## Kingsmead Drive

Leeds, West Yorkshire, LS14 1AH

Asking Price £315,000



Council Tax: C



# 3 Kingsmead Drive

Leeds, West Yorkshire, LS14 1AH

Asking Price £315,000



## Entrance Hall

15'6" (max) - 6'6" (max) (4.72m (max) - 1.98m (max))

Radiator and stairs to the upper level.

## Under Stairs Storage

3'3" (max) - 3'2" (max) (0.99m (max) - 0.97m (max))

Housing the boiler.

## Lounge

17'0" (max) - 12'6" (max) (5.18m (max) - 3.81m (max))

Bay window, feature gas fire place with surround, bay window and radiator. Open plan to the kitchen dining room.

## Kitchen Dining Room

20'0" (max) - 11'0" (max) (6.10m (max) - 3.35m (max))

Gas hob with extractor over, fan oven, fridge freezer, dish washer, washing machine, breakfast bar, radiator, doors to the rear garden, tiled splash back and a range of wall and base units.

## Landing

10'0" (max) - 8'3" (max) (3.05m (max) - 2.51m (max))

Stairs to the lower level.

## Master Bedroom

15'6" (max) - 11'0" (max) (4.72m (max) - 3.35m (max))

Radiator and bay window overlooking the front gardens.

## Bedroom Two

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))

Radiator and built in wardrobes.

## Bedroom Three

8'9" (max) - 8'3" (max) (2.67m (max) - 2.51m (max))

Radiator.

## Bathroom

8'9" (max) - 8'3" (max) (2.67m (max) - 2.51m (max))  
Tiled floor, half tiled walls, panel bath, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

## Front Garden

Gravelled areas and mature hedges.

## Driveway

Gated with parking for several vehicles.

## Detached Garage

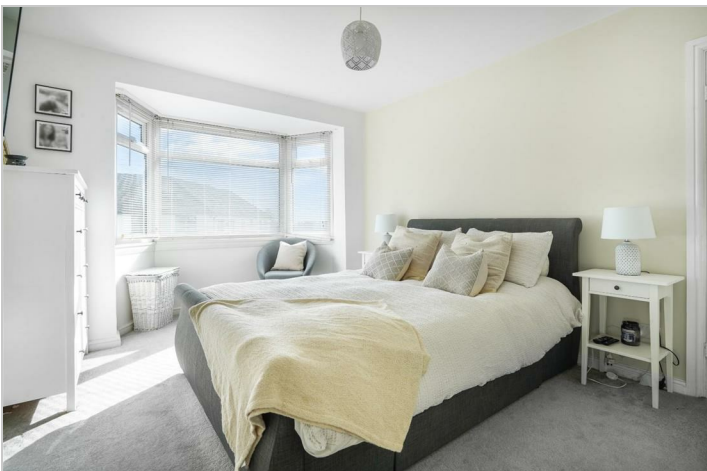
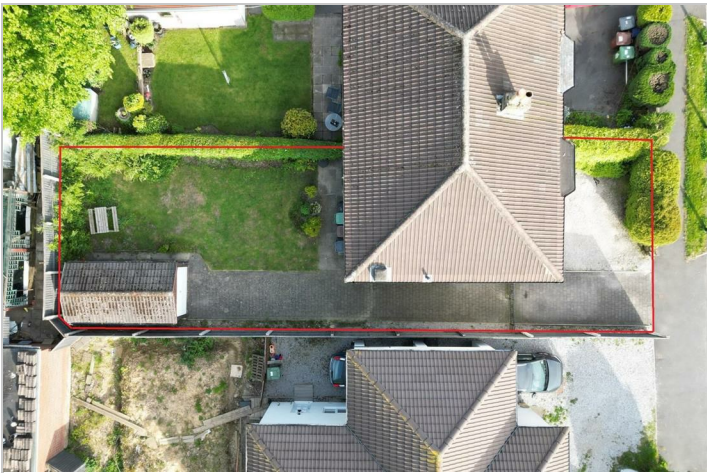
Up and over door.

## Rear Garden

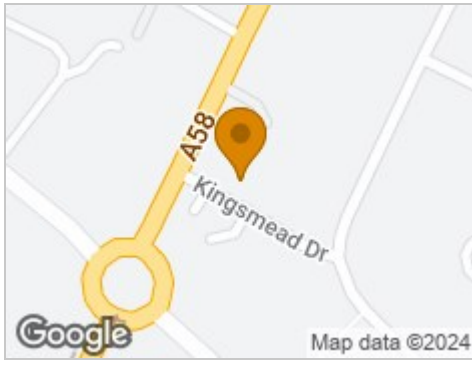
Grassed lawns with mature hedges, flower beds and patios.

**SUPERB FIRST TIME BUYER OPPORTUNITY – WONDERFUL FAMILY HOME – IMMACULATEDLY PRESENTED AND MOVE IN READY – SEMI-DETACHED HOME – THREE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE**

In immaculate, move in ready condition having been refurbished from top to bottom, this three bedroom semi detached house makes an ideal family home. Located on the boarder of Shadwell and Whinmoor, the property is close to schools, shops, parks bars, pubs and transport links including the ELOR leading to The Springs with all it has to offer. There are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, store room, lounge and open plan kitchen dining room on the ground floor. On the first floor, there are three bedrooms, four piece house bathroom and landing. Energy Rating - TBC



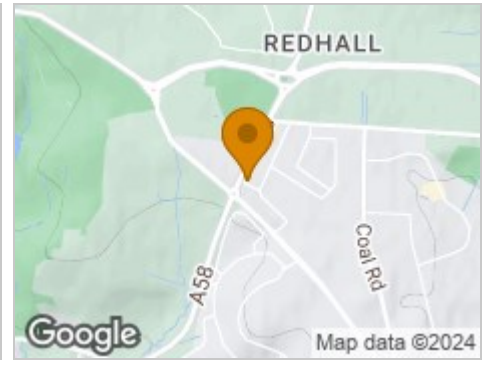
## Road Map



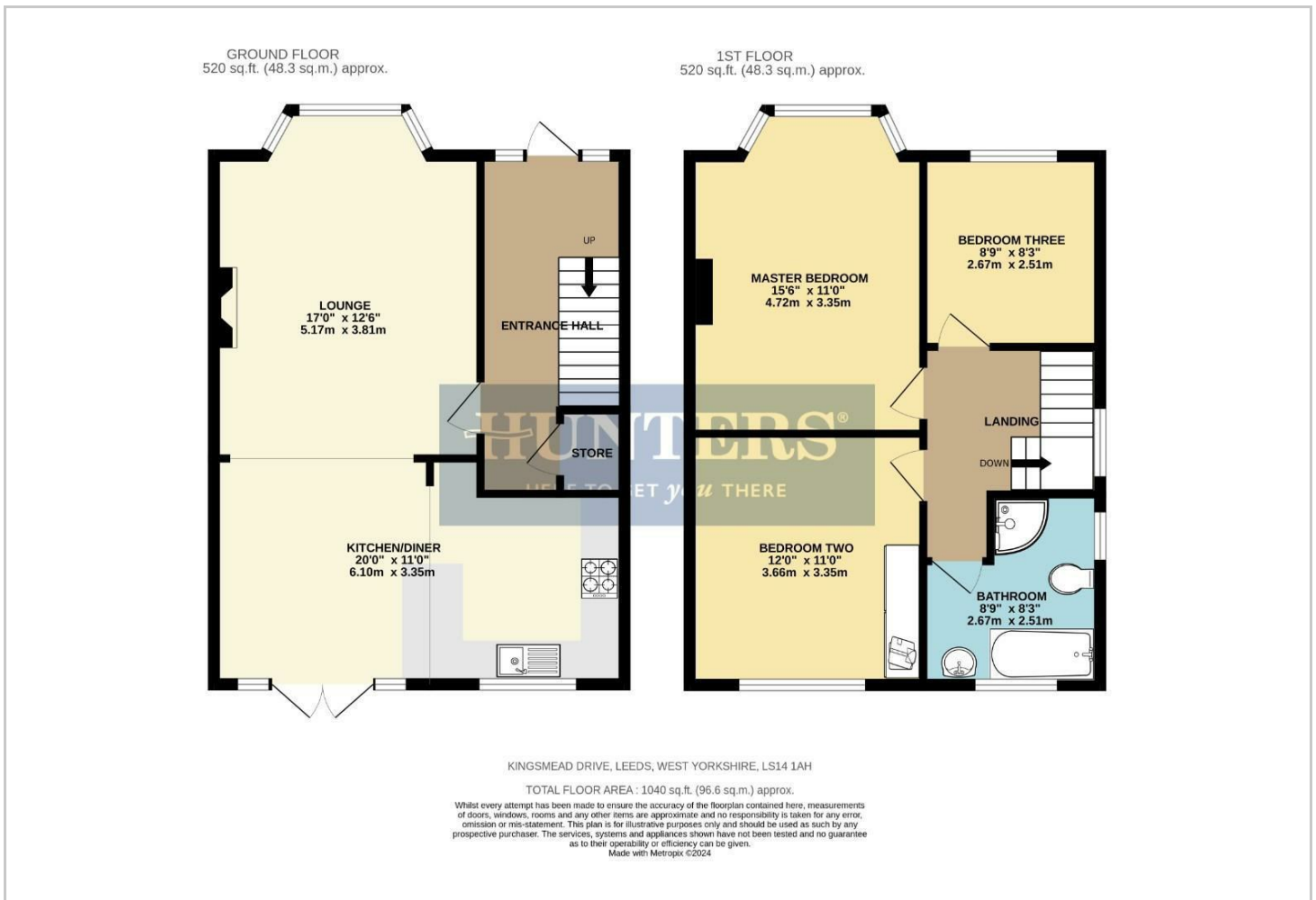
## Hybrid Map



## Terrain Map



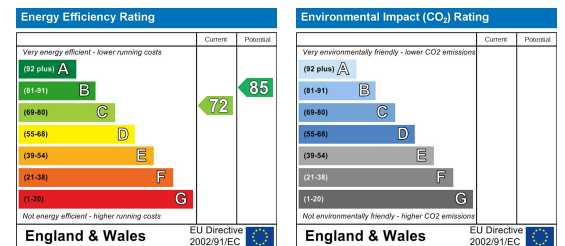
## Floor Plan



## 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.