

# HUNTERS®

HERE TO GET *you* THERE



## Cherry Blossom Rise

Seacroft, Leeds, LS14 6GU

Offers Over £240,000



Council Tax: C



# 5 Cherry Blossom Rise

Seacroft, Leeds, LS14 6GU

Offers Over £240,000



## Entrance Hall

16'3" (max) - 7'3" (max) (4.95m (max) - 2.21m (max))

Radiator and stairs to the upper level.

## Store Room

4'0" (max) - 3'0" (max) (1.22m (max) - 0.91m (max))

## Downstairs W/C

6'6" (max) - 3'9" (max) (1.98m (max) - 1.14m (max))

Tiled floor, wash hand basin, radiator and w/c.

## Kitchen Dining Room

14'9" (max) - 8'9" (max) (4.50m (max) - 2.67m (max))

Hob with extractor hood over, double bowl stainless steel sink with drainer, fan oven, dish washer, fridge freezer, washing machine, radiator, tiled floor and a range of wall and base units.

## Lounge

16'6" (max) - 11'6" (max) (5.03m (max) - 3.51m (max))

Radiator and double doors to the rear garden patio.

## Landing

9'6" (max) - 7'0" (max) (2.90m (max) - 2.13m (max))

Radiator and stairs to the lower level.

## Master Bedroom

12'6" (max) - 10'0" (max) (3.81m (max) - 3.05m (max))

Radiator.

## Ensuite

10'0" (max) - 5'9" (max) (3.05m (max) - 1.75m (max))

Tiled floor, tiled shower cubicle with glass enclosure, radiator, wash hand basin and w/c.

## Bedroom Two

10'6" (max) - 9'0" (max) (3.20m (max) - 2.74m (max))

Radiator.

## Bedroom Three

7'6" (max) - 6'9" (max) (2.29m (max) - 2.06m (max))

Radiator.

## House Bathroom

9'0" (max) - 5'9" (max) (2.74m (max) - 1.75m (max))

Tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

## Front Garden

Path to the front door and rear garden. Flower beds, plants, bushes and shrubs.

## Driveway

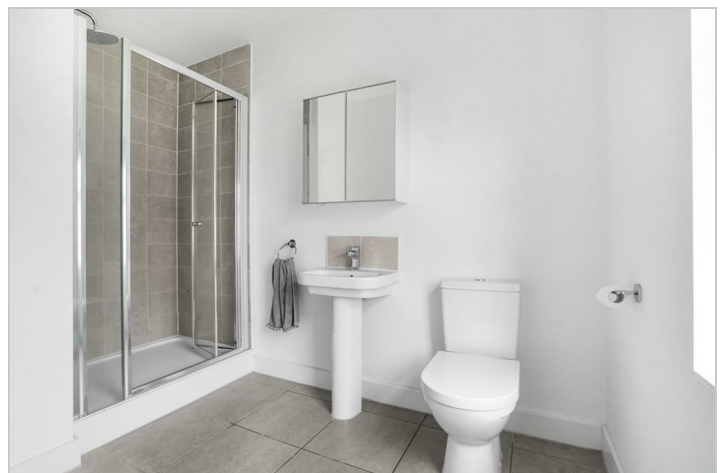
Paved area with parking for two vehicles.

## Rear Garden

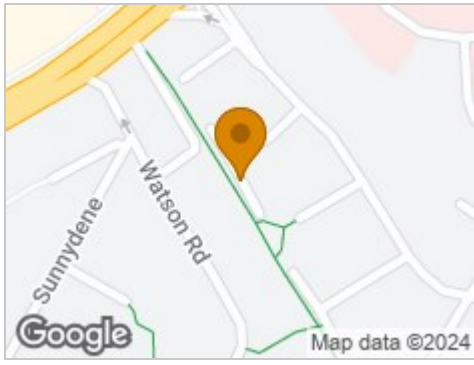
Mainly grassed lawns with patio to the rear of the house.

**100% OWNERSHIP OPPORTUNITY – IDEAL FOR A FIRST TIME BUYER – 35% OR 100% EQUITY OPTION FOR SALE – SEMI-DETACHED HOUSE – THREE BEDROOMS – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DOWNSTAIRS W/C – CUL-DE-SAC LOCATION**

A shared ownership opportunity, this three bedroom, two bathroom semi detached house has the option of being purchased as 100% or 35% ownership. In superb condition, the property is located on a quiet cul-de-sac just off York Road close to shops, schools, bars, restaurants, pubs and transport links to name just some of the great amenities close by. There are gardens to the front and rear as well as a driveway externally. Internally it briefly comprises; entrance hall, store room, downstairs w/c, kitchen dining room and lounge on the ground floor. On the first floor is an ensuite master bedroom, house bathroom, landing and two further bedrooms. Energy Rating - B



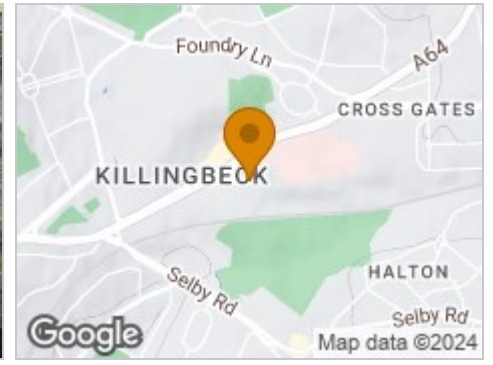
## Road Map



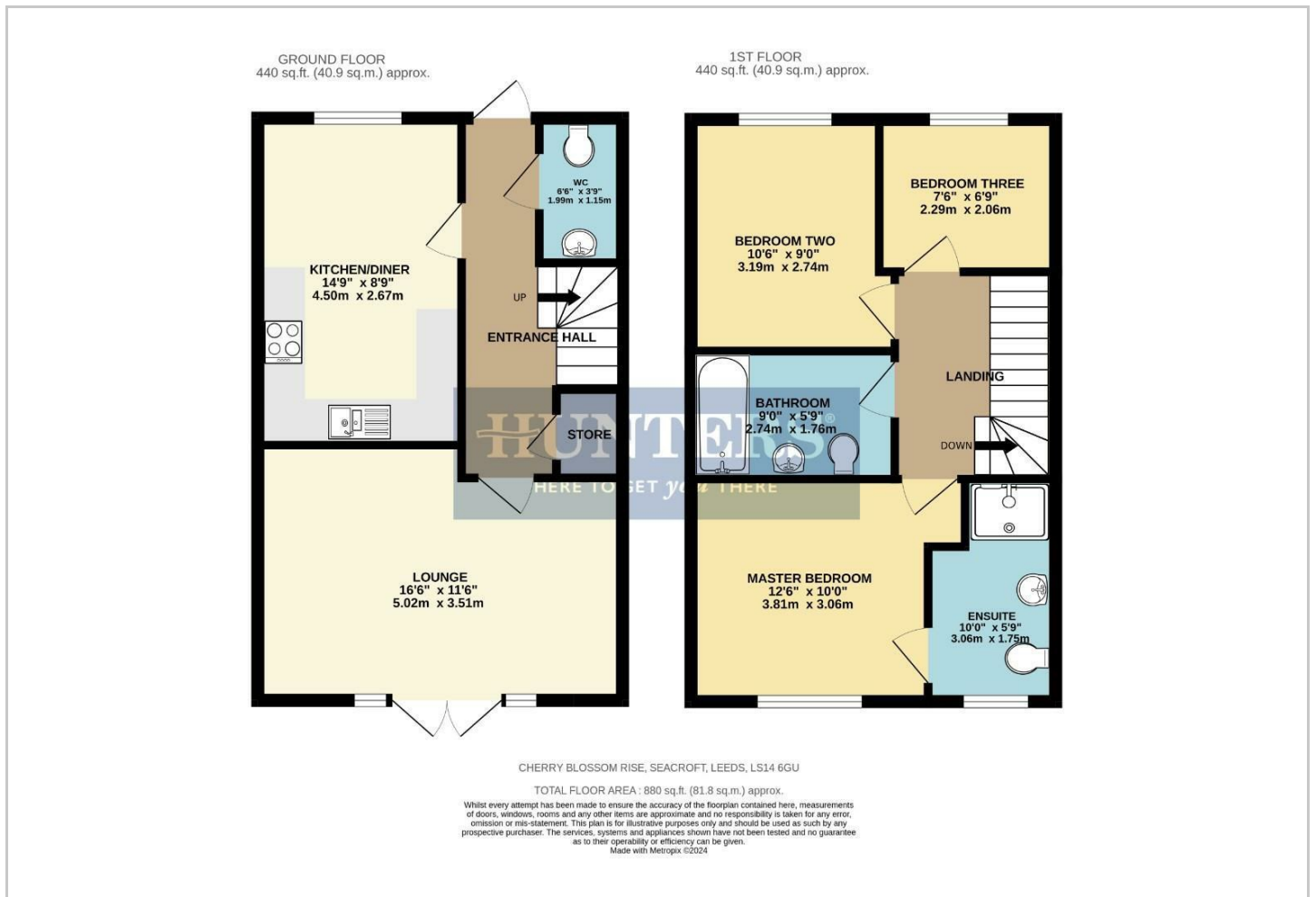
## Hybrid Map



## Terrain Map



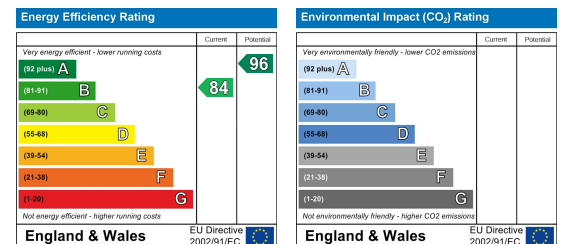
## Floor Plan



## 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.