

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Naburn Walk

Leeds, LS14 2BZ

Asking Price £200,000



Council Tax: A





# 43 Naburn Walk

Leeds, LS14 2BZ

Asking Price £200,000



## Entrance Hall

8'1" (max) - 6'0" (max) (2.46m (max) - 1.83m (max))  
Stairs to the upper level.

## Downstairs W/C

5'6" (max) - 4'0" (max) (1.68m (max) - 1.22m (max))  
Half tiled walls, wash hand basin, heated towel rail and w/c.

## Lounge

12'3" (max) - 9'10" (max) (3.73m (max) - 3.00m (max))  
Radiator and access to under stairs storage.

## Store Room

4'0" (max) - 3'6" (max) (1.22m (max) - 1.07m (max))  
Housing the consumer unit.

## Kitchen Dining Room

21'6" (max) - 7'6" (max) (6.55m (max) - 2.29m (max))  
Radiator, door to the rear gardens, stainless steel sink with drainer, hob with extractor over, fan oven, tiled splash back and a range of wall and base units.

## Conservatory

10'0" (max) - 9'3" (max) (3.05m (max) - 2.82m (max))  
Radiator and door to the rear garden.

## Bedroom Three

14'3" (max) - 11'0" (max) (4.34m (max) - 3.35m (max))  
Radiator.

## Ensuite

7'6" (max) - 4'9" (max) (2.29m (max) - 1.45m (max))  
Tiled walls, shower cubicle, wash hand basin, heated towel rail and w/c.

## Landing

9'6" (max) - 9'0" (max) (2.90m (max) - 2.74m (max))  
Stairs to the lower level.

## Store Room

3'0" (max) - 2'3" (max) (0.91m (max) - 0.69m (max))

## Master Bedroom

16'3" (max) - 12'3" (max) (4.95m (max) - 3.73m (max))  
Radiator.

## Store Room

3'9" (max) - 3'0" (max) (1.14m (max) - 0.91m (max))  
Housing the boiler.

## Ensuite

9'3" (max) - 5'6" (max) (2.82m (max) - 1.68m (max))  
Tiled walls, built in storage, shower cubicle, wash hand basin, heated towel rail and w/c.

## Bedroom Two

16'3" (max) - 11'0" (max) (4.95m (max) - 3.35m (max))  
Radiator.

## Ensuite

8'0" (max) - 5'6" (max) (2.44m (max) - 1.68m (max))  
Tiled walls, shower cubicle, wash hand basin, heated towel rail and w/c.

## Bedroom Four

6'9" (max) - 6'6" (max) (2.06m (max) - 1.98m (max))  
Radiator and built in storage.

## Front Garden

Plants, shrubs, trees and flower beds. Pathway to the front door.

## Shed

Pedestrian access.

## Rear Garden

Mainly paved areas, fences to the border, plants, trees and bushes.

## Disclaimer

The vendor had not approved these property details.

EXCELLENT INVESTMENT POTENTIAL – GREAT FOR A FIRST TIME BUYER – FOUR BEDROOMS – THREE BATHROOMS – GARDENS TO THE FRONT AND REAR – SEMI-DETACHED HOUSE – CONSERVATORY – DOWNSTAIRS W/C – CUL-DE-SAC LOCATION – NO CHAIN

Currently set up as an assisted living facility, this four bedroom semi-detached house is a superb opportunity for a first time buyer, investor or any one looking to turn it into a great family home. Located at the end of a quiet cul-de-sac in Whinmoor the property is close to schools, shops, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear and a shed externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, kitchen breakfast room, conservatory, bedroom and ensuite shower room on the ground floor. On the first floor there are two further bedrooms with ensuite shower rooms, landing and further smaller bedrooms. Energy Rating - C





## Road Map



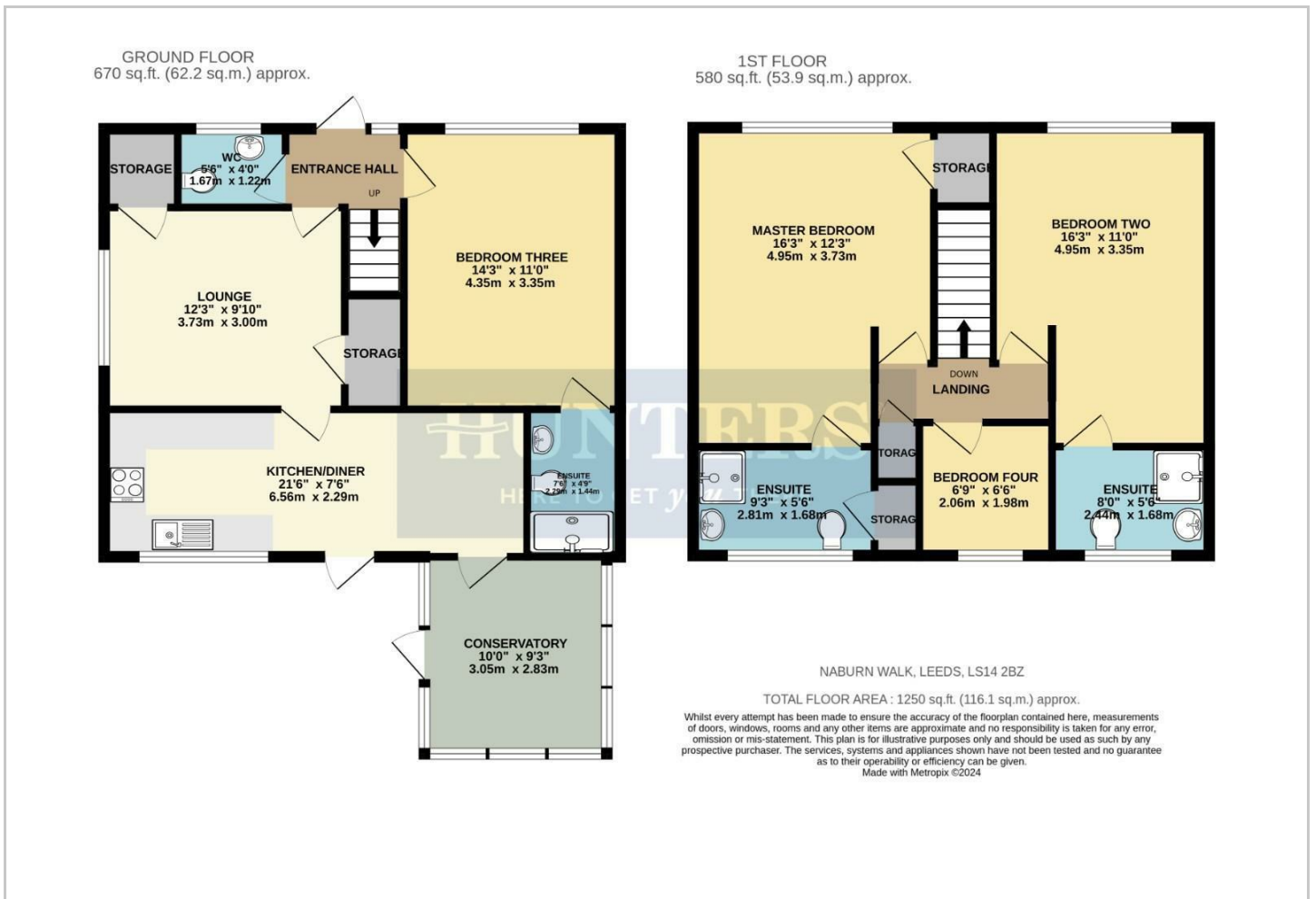
## Hybrid Map



## Terrain Map



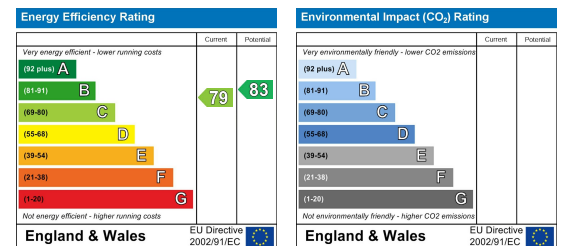
## Floor Plan



## 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.