

HUNTERS®

HERE TO GET *you* THERE



Kingsmead Drive

Leeds, West Yorkshire, LS14 1AH

Asking Price £340,000

 3  1  2  TBC

Council Tax: C



10 Kingsmead Drive

Leeds, West Yorkshire, LS14 1AH

Asking Price £340,000



Entrance Hall

15'6" (max) - 7'0" (max) (4.72m (max) - 2.13m (max))
Radiator and stairs to the upper level.

Lounge

17'6" (max) - 12'6" (max) (5.33m (max) - 3.81m (max))
Gas fire with surround, radiator, opening to the kitchen dining room and bay window.

Kitchen Dining Room

19'6" (max) - 10'0" (max) (5.94m (max) - 3.05m (max))

Kitchen Area

Gas hob with extractor over, double fan oven, composite sink with drainer, breakfast bar and a range of wall and base units.

Dining Area

Radiator and door to the conservatory.

Conservatory

11'6" (max) - 9'0" (max) (3.51m (max) - 2.74m (max))
Radiator and double doors to the rear garden.

Landing

7'6" (max) - 8'3" (max) (2.29m (max) - 2.51m (max))
Stairs to the lower level.

Master Bedroom

15'6" (max) - 11'3" (max) (4.72m (max) - 3.43m (max))
Radiator and bay window.

Bedroom Two

12'0" (max) - 11'3" (max) (3.66m (max) - 3.43m (max))
Radiator.

Bedroom Three

8'6" (max) - 8'3" (max) (2.59m (max) - 2.51m (max))
Radiator.

Bathroom

9'0" (max) - 8'3" (max) (2.74m (max) - 2.51m (max))
Tiled floor and half tiled floor, panel bath with shower over, heated towel rail, wash hand basin with pedestal under and w/c.

Front Garden

Grassed lawns with mature hedges providing privacy.

Driveway

Gated with parking for several vehicles.

Detached Garage

Up and over door.

Rear Garden

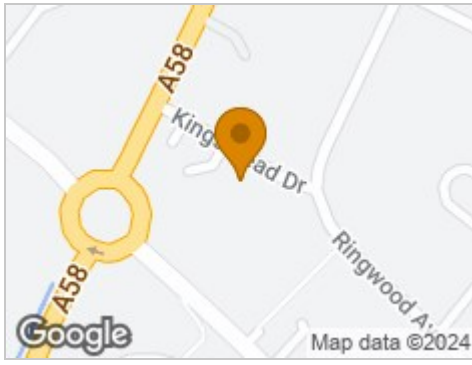
Astro turfed lawn, gazebo area and patio to the rear of the house.

GREAT FIRST TIME BUYER OPPORTUNITY – SEMI-DETACHED FAMILY HOME – MOVE IN READY CONDITION – THREE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM - CONSERVATORY – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE

Available with no chain, this three bedroom extended semi detached house is in move in ready condition and makes a wonderful 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, downstairs w/c, lounge, open plan kitchen dining room and conservatory on the ground floor. On the first floor, there are three bedrooms, house bathroom and landing. Energy Rating - TBC



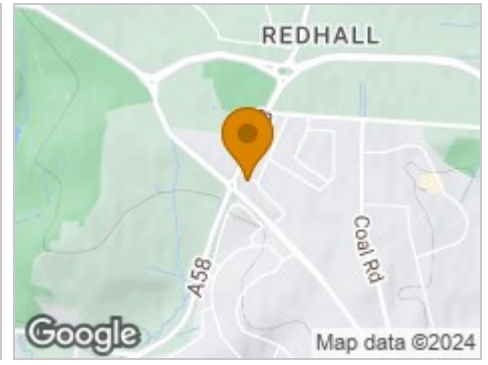
Road Map



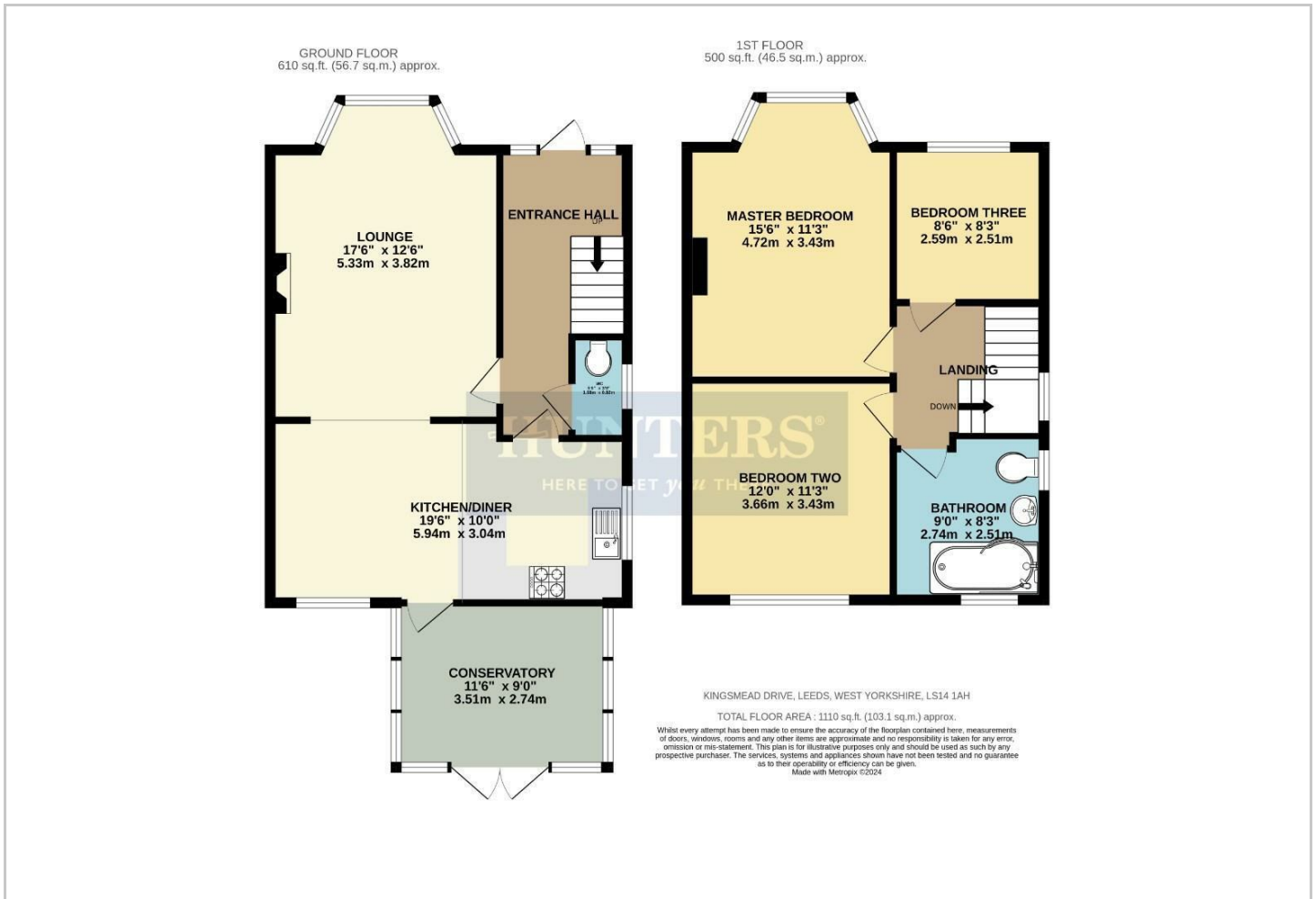
Hybrid Map



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.