

HUNTERS[®]

HERE TO GET *you* THERE



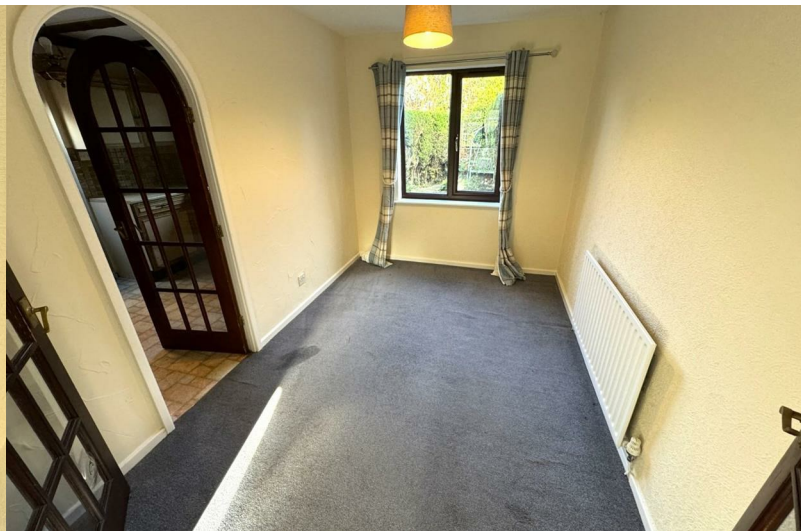
Chantry Croft

Colton, Leeds, LS15 9DN

Asking Price £260,000



Council Tax: C



4 Chantry Croft

Colton, Leeds, LS15 9DN

Asking Price £260,000



Entrance Hall

9'6" (max) - 5'0" (max) (2.90m (max) - 1.52m (max))
Radiator and stairs to the upper level.

Lounge

12'10" (max) - 12'8" (max) (3.91m (max) - 3.86m (max))
Radiator and gas fire with surround.

Under Stairs Storage

3'2" (max) - 3'0" (max) (0.97m (max) - 0.91m (max))
Housing the consumer unit.

Dining Room

11'9" (max) - 7'9" (max) (3.58m (max) - 2.36m (max))
Radiator and double doors to lounge.

Kitchen

11'9" (max) - 8'6" (max) (3.58m (max) - 2.59m (max))
Stainless steel sink with drainer, door to the rear, tiled splash back and a range of wall and base units.

Landing

10'2" (max) - 6'0" (max) (3.10m (max) - 1.83m (max))
Stairs to the lower level.

Airing Cupboard

2'3" (max) - 2'0" (max) (0.69m (max) - 0.61m (max))
Housing hot water tank.

Master Bedroom

14'9" (max) - 9'7" (max) (4.50m (max) - 2.92m (max))
Radiator and built in wardrobes.

Bedroom Two

9'9" (max) - 9'7" (max) (2.97m (max) - 2.92m (max))
Radiator.

Bedroom Three

9'4" (max) - 6'9" (max) (2.84m (max) - 2.06m (max))
Radiator and built in wardrobes.

Wet Room

6'9" (max) - 6'8" (max) (2.06m (max) - 2.03m (max))
Shower over wet room floor, radiator, wash hand basin, radiator and w/c.

Front Garden

Plants, bushes, shrubs and trees.

Driveway

Leading to driveway and with hard standing for one vehicle.

Attached Garage

18'9" (max) - 8'6" (max) (5.72m (max) - 2.59m (max))
Up and over door, volted loft, boiler, door to the rear, power and lights.

Rear Garden

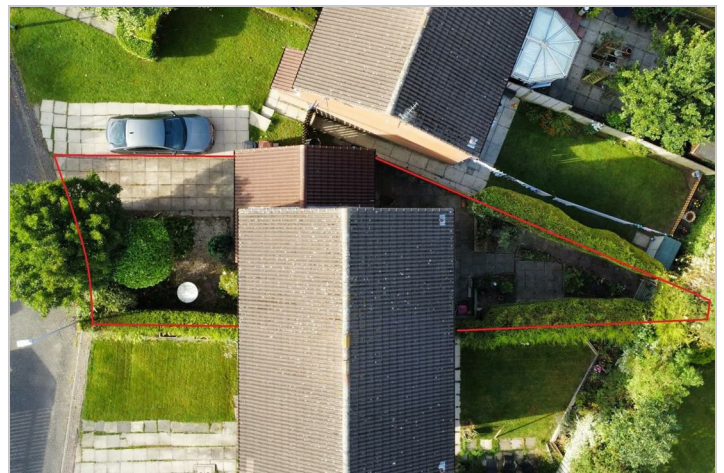
Mainly paved with hedges to the border. Plants, trees, flowerbeds and shrubs.

Disclaimer

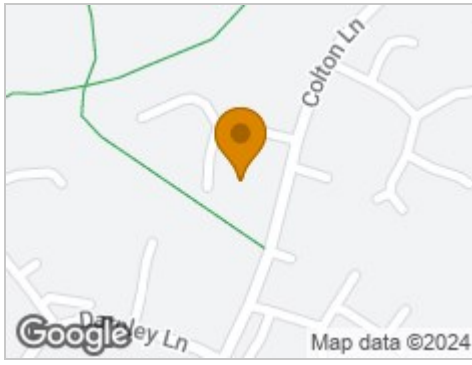
The vendor has not approved these details.

SUPERB FIRAST TIME BUYER OPPORTUNITY – GREAT FAMILY HOME - SEMI-DETACHED PROPERTY – THREE BEDROOMS – GARDENS FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE – CUL-DE-SAC LOCATION – COLTON – IN NEED OF SOME MODERNISATION – NO CHAIN

Available with no chain, this three bedroom semi-detached property is an ideal first time buyer opportunity or family home but does require some modernisation. Located on a quiet cul-de-sac in Colton, the property is close to excellent conveniences including The Springs with all it has to offer as well as transport links to Leeds City Centre and the motorway networks with other great amenities close by. There are gardens to the front and rear, a driveway and attached garage to the exterior. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are two double bedroom, landing, wet room, airing cupboard and a further smaller bedroom. Energy rating - D



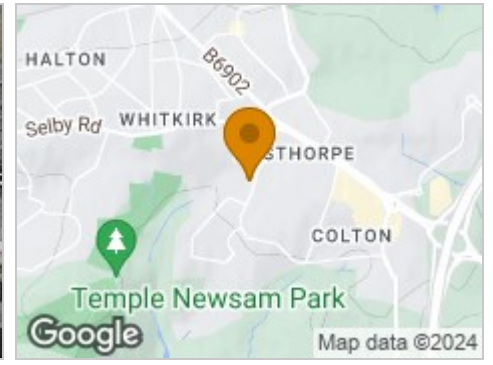
Road Map



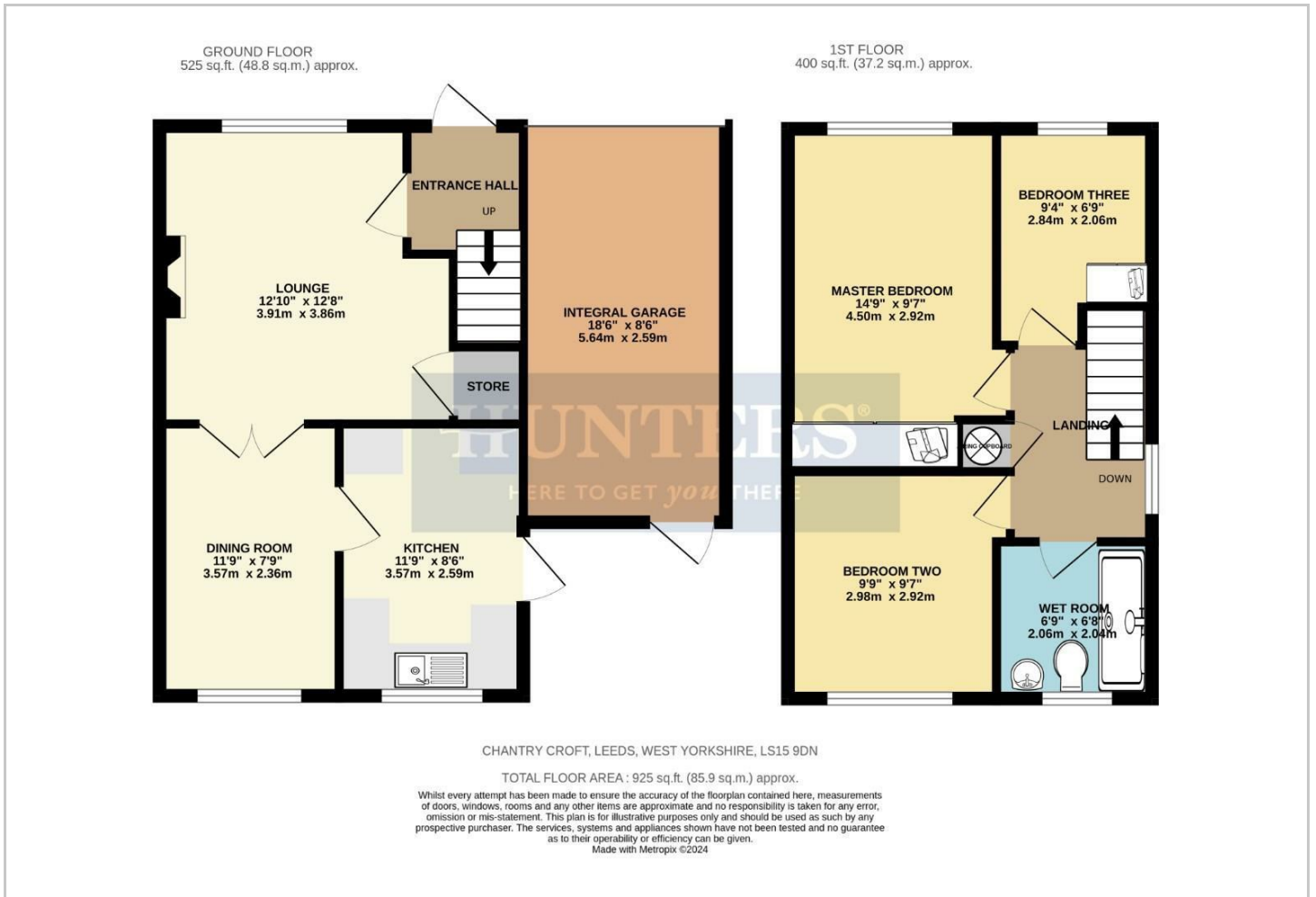
Hybrid Map



Terrain Map



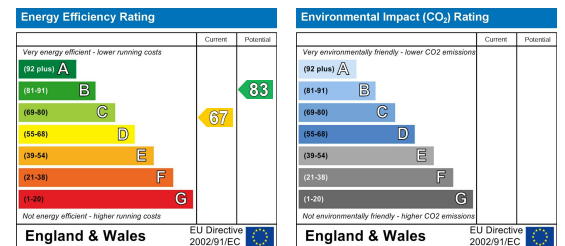
Floor Plan



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.