



HUNTERS[®]

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3 Kestrel Grove, Leeds, West Yorkshire, LS17 8XH

Offers Over £500,000.00

Energy Rating: D

3 Kestrel Grove, Leeds, West Yorkshire, LS17 8XH

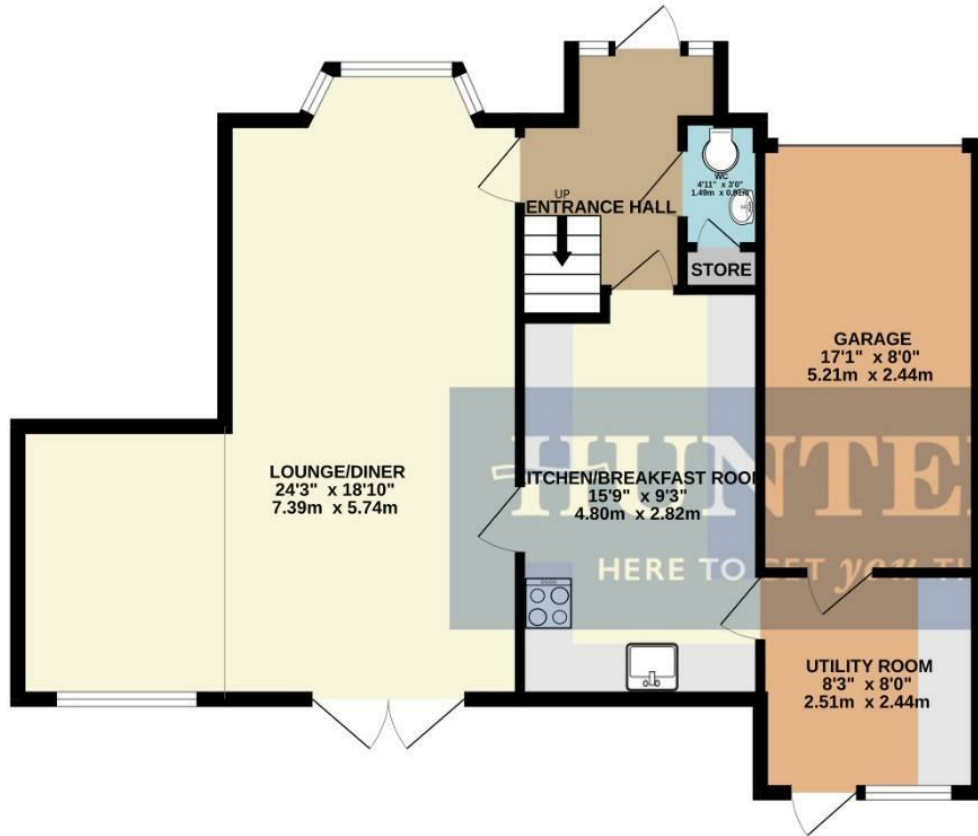
Offers Over £500,000

IMMACULATE MOVE IN READY CONDITION - SOUTH FACING REAR GARDEN - EXTENDED DETACHED FAMILY HOME - THREE BEDROOMS - UTILITY ROOM - DOWNSTAIRS W/C - BACKING ON TO WOODLAND - AMPLE DRIVEWAY - ATTACHED GARAGE - CUL-DE-SAC LOCATION

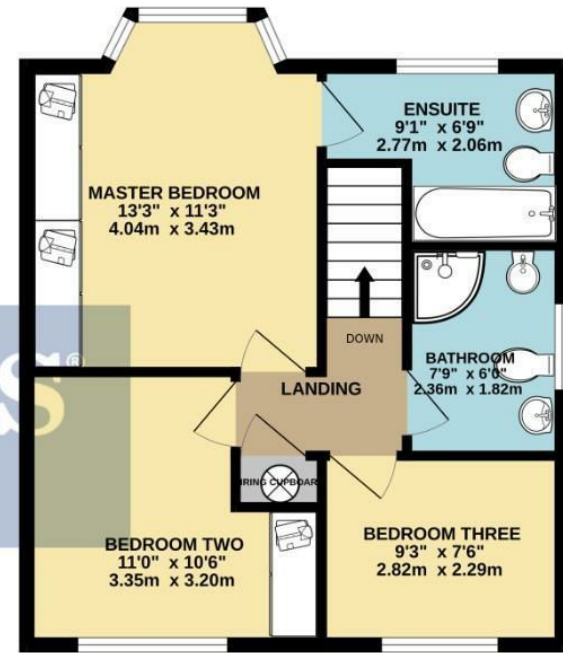
An immaculately presented move in ready house, this extended three bedroom detached makes a superb family home. Located in a safe and quiet cul-de-sac just off Shadwell Lane, the property is close to good and outstanding schools, parks, nature walks, bars, restaurants, transport links, cafes and shops to name just some of the brilliant amenities close by. There are south facing gardens to the rear, an attached garage, driveway and further gardens to the front externally. Internally it briefly comprises: entrance hall, downstairs w/c, open plan lounge dining room, kitchen breakfast room and utility room on the ground floor. On the first floor there is an ensuite master bedroom, house bathroom, landing and two further bedrooms. Energy Rating - D

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GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



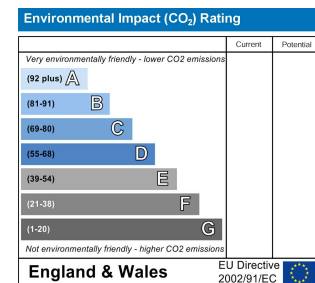
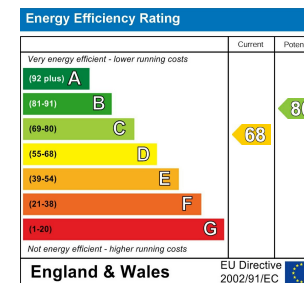
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



KESTREL GROVE, LEEDS, WEST YORKSHIRE, LS17 8XH

TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

9'6" (max) - 7'9" (max)
Radiator and stairs to the upper level.

Downstairs W/C

4'6" (max) - 3'1" (max)
Wash hand basin, heated towel rail and w/c. Cloak room built in.

Lounge Dining Room

22'3" (max) - 18'10" (max)
Bay window, radiator and double doors to the rear garden patio.

Kitchen Breakfast Room

15'9" (max) - 9'3" (max)
Hob with extractor over, double fan oven, dish washer, fridge, sink inset to granite work surfaces, radiator and a range of wall and base units.

Utility Room

8'3" (max) - 8'0" (max)
Integrated freezer, integrated washer, integrated dryer, radiator, door to the rear garden, door to the integral garage and a range of all and base units.,

Landing

11'0" (max) - 6'0" (max)
Stairs to the lower level.

Airing Cupboard

3'0" (max) - 2'0" (max)
Housing the hot water tank.

Master Bedroom

13'3" (max) - 11'3" (max)
Bay window, built in wardrobes and radiator.

Ensuite

9'1" (max) - 6'9" (max)
Fully tiled walls and floor, panel bath, wash hand basin with pedestal under, heated towel rail and w/c.

Bedroom Two

11'0" (max) - 10'6" (max)
Radiator and built in wardrobes.

Bedroom Three

9'3" (max) - 7'6" (max)
Radiator.

Bathroom

7'9" (max) - 6'0" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, bidet, heated towel rail and w/c.

Front Gardens

Mature trees, plants, bushes, shrubs and flower beds.

Driveway

With parking for several vehicles.


Attached Garage

17'1" (max) - 8'0" (max)
Up and over garage door, power, lights and the boiler.

Rear Garden

South facing and backing on to picturesque woodland. Grassed lawns, mature trees, flower beds, plants, bushes, fences, hedges and a patio to the rear of the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









