

# HUNTERS®

HERE TO GET *you* THERE



## Primo Place

Leeds, West Yorkshire, LS8 3LB

Offers Over £245,000



Council Tax: A





# 18 Primo Place

Leeds, West Yorkshire, LS8 3LB

Offers Over £245,000



## Entrance Hall

16'0" (max) - 6'9" (max) (4.88m (max) - 2.06m (max))

Stairs to the upper level.

## Downstairs W/C

5'3" (max) - 3'0" (max) (1.60m (max) - 0.91m (max))

Wash hand basin, radiator and w/c.

## Lounge Dining Room

13'9" (max) - 13'6" (max) (4.19m (max) - 4.11m (max))

Radiator and sliding doors to the rear garden.

## Kitchen Breakfast Room

11'9" (max) - 7'9" (max) (3.58m (max) - 2.36m (max))

Gas hob with extractor over, fan oven, dish washer, composite sink with drainer, tiled splash back, boiler and a range of wall and base units,

## Landing

8'9" (max) - 6'3" (max) (2.67m (max) - 1.91m (max))

Stairs to the lower level.

## Store Room

2'9" (max) - 1'9" (max) (0.84m (max) - 0.53m (max))

## Master Bedroom

13'9" (max) - 9'0" (max) (4.19m (max) - 2.74m (max))

Radiator.

## Bedroom Two

10'9" (max) - 7'3" (max) (3.28m (max) - 2.21m (max))

Radiator.

## Bedroom Three

7'6" (max) - 7'0" (max) (2.29m (max) - 2.13m (max))

Radiator.

## Bathroom

7'6" (max) - 5'9" (max) (2.29m (max) - 1.75m (max))

Panel bath with shower over, wash hand basin, radiator and w/c.

## Front Garden

Grassed lawns and a path to the front door.

## Driveway

With parking for at least one vehicle.

## Rear Garden

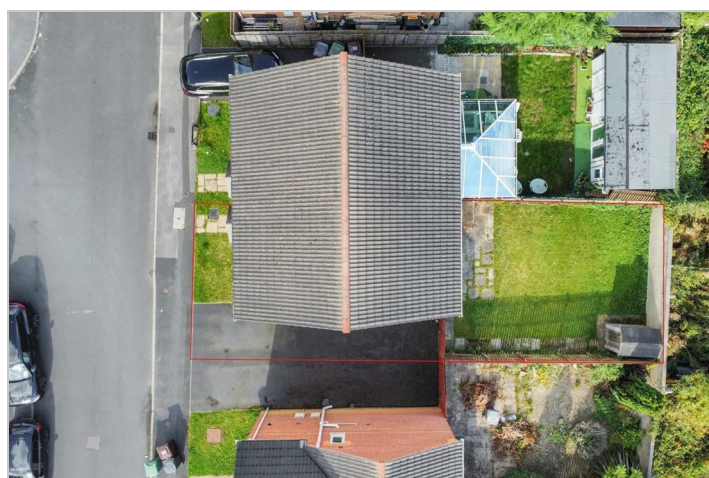
Grassed lawns, patio area and path to the side of the house.

## DISCLAIMER

THE VENDOR HAS NOT APPROVED THESE DETAILS.

PERFECT FIRST TIME BUYER OPPORTUNITY – GREAT FAMILY HOME – SEMI-DETACHED HOUSE – THREE BEDROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – LOUNGE DINING ROOM – KITCHEN BREAKFAST ROOM – OAKWOOD

A great opportunity for first time buyers, buy to let investors or anyone looking for a great family home, is this three bedrooms semi-detached house. Located on the boarder with Oakwood, the property is close to good and outstanding schools, parks, cafes, shops, bars, restaurants, transport links and other great local amenities close by. There are gardens to the front and rear and a driveway, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge dining room and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC





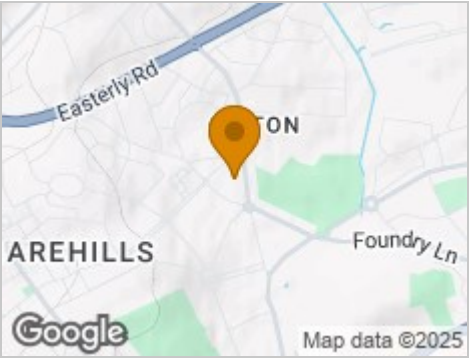
Road Map



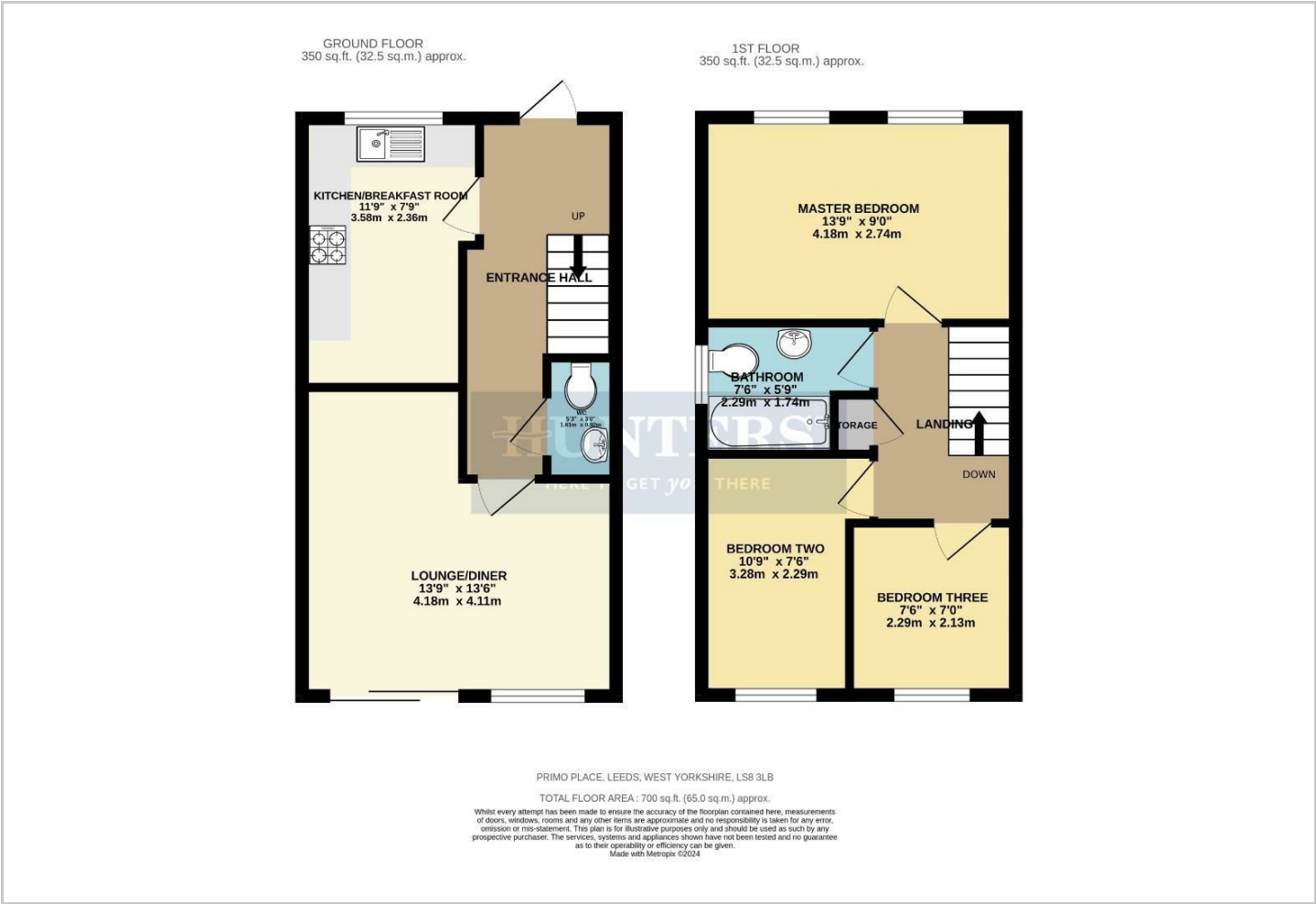
Hybrid Map



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.