

HUNTERS[®]

HERE TO GET *you* THERE



Wensley Road

Meanwood, Leeds, LS7 2LS

Asking Price £345,000

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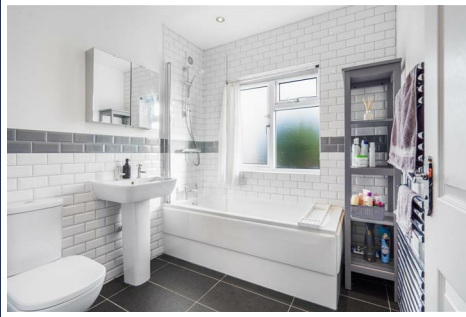
Council Tax: C



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Entrance Hall

13'9" (max) 6'0" (max) (4.19m (max) 1.83m (max))
Radiator and stairs to the upper level.

Lounge

14'3" (max) - 12'9" (max) (4.34m (max) - 3.89m (max))
Gas fire with surround, bay window and radiator.

Kitchen Dining Room

19'0" (max) - 12'6" (max) (5.79m (max) - 3.81m (max))

Kitchen Area

Breakfast bar, fan oven, gas hob with extractor over, stainless steel sink with drainer, tiled splash, tiled floor and a range of wall and base units.

Dining Area

Radiator and double doors to the rear garden.

Landing

7'9" (max) - 7'6" (max) (2.36m (max) - 2.29m (max))
Stairs to the lower level.

Master Bedroom

12'6" (max) - 11'9" (max) (3.81m (max) - 3.58m (max))
Radiator.

Bedroom Two

11'9" (max) - 11'6" (max) (3.58m (max) - 3.51m (max))
Radiator.

Bedroom Three

8'6" (max) - 7'6" (max) (2.59m (max) - 2.29m (max))
Radiator.

Bathroom

7'6" (max) - 7'3" (max) (2.29m (max) - 2.21m (max))
Halt tiled walls and tiled floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

Front Garden

Grassed lawns, bushes, plants, flower beds, bushes and trees.

Driveway

With parking for several vehicles.

Rear Garden

Raised deck, graveled areas, bushes and hedges.

SEMI-DETACHED HOUSE – THREE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – IDEAL FOR A FIRST TIME BUYER – GREAT FAMILY HOME – GARDENS TO THE FRONT AND REAR – DRIVEWAY – MEANWOOD – IMMACULATE MOVE IN READY CONDITION

In superb move in ready condition, this three bedroom semi-detached house is great for first time buyers, growing families or anyone looking for a well appointed house with potential to further extend. Located right in the heart of Meanwood, the property is close to good and outstanding primary and secondary schools, bars, restaurants, parks, shops and transport links to name just some of the great local amenities close by. There are gardens to the front and rear as well as driveway externally. Internally, it briefly comprises; entrance hall, lounge and open plan kitchen dining room on the ground floor. On the first floor there are three bedrooms, bathroom and landing. Energy Rating - TBC



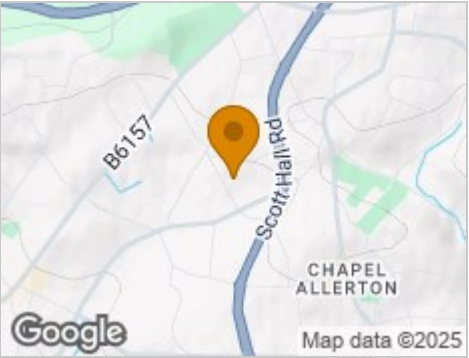
Road Map



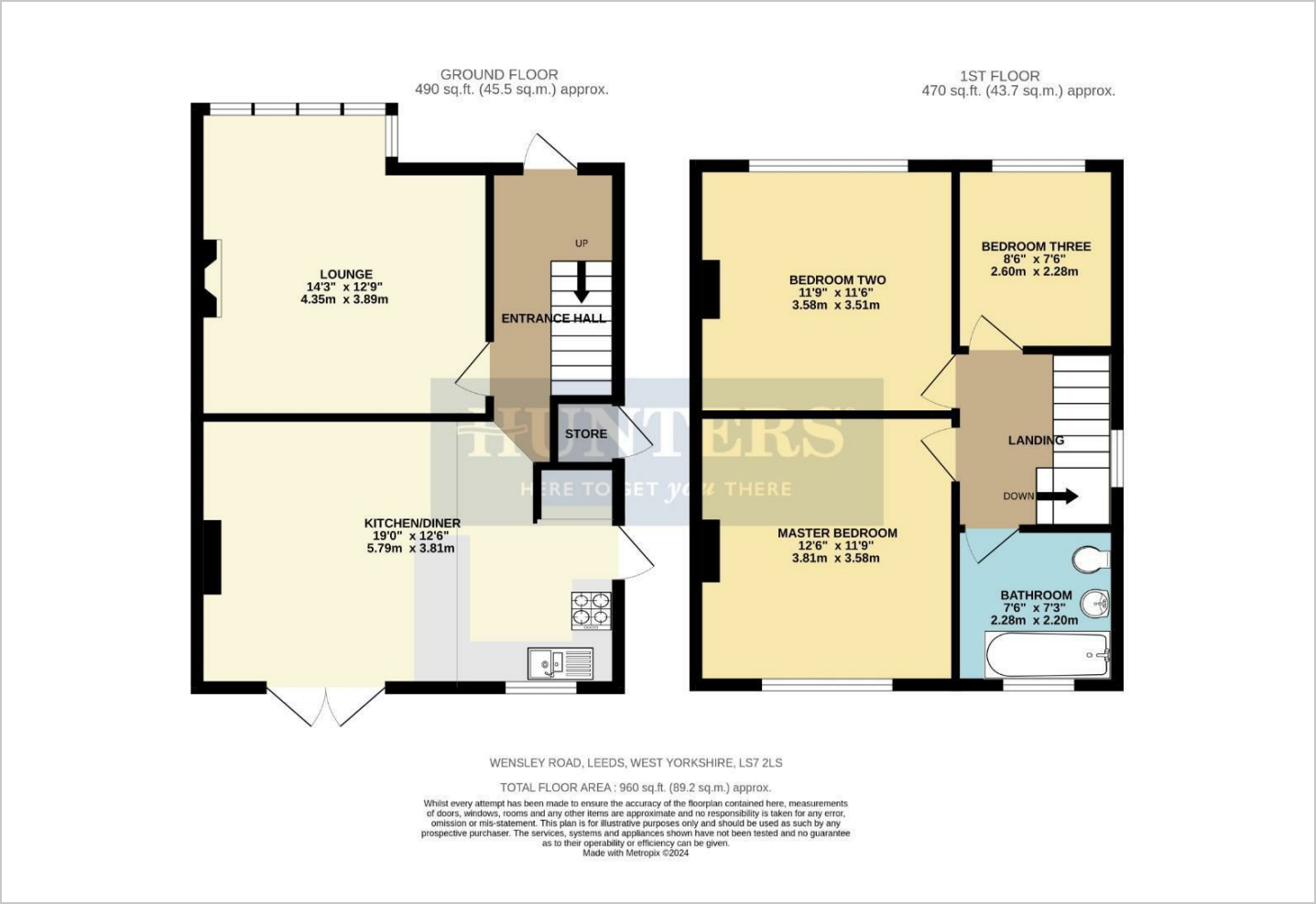
Hybrid Map



Terrain Map



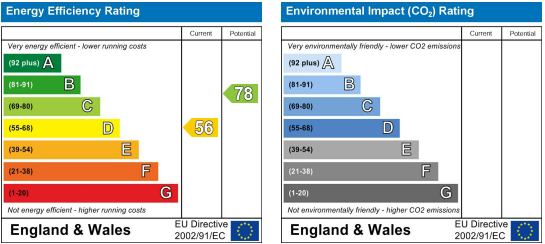
Floor Plan



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.