

HUNTERS®

HERE TO GET *you* THERE



Plantation Gardens

Leeds, West Yorkshire, LS17 8SU

Offers Over £375,000

 3  1  3  TBC

Council Tax: D



120 Plantation Gardens

Leeds, West Yorkshire, LS17 8SU

Offers Over £375,000



Porch

7'3" (max) - 3'10" (max) (2.21m (max) - 1.17m (max))

Entrance Hall

13'6" (max) - 3'0" (max) (4.11m (max) - 0.91m (max))
Stairs to the upper level.

Lounge

13'6" (max) - 13'6" (max) (4.11m (max) - 4.11m (max))
Radiator and opening to the play room.

Play Room

11'0" (max) - 9'0" (max) (3.35m (max) - 2.74m (max))
Radiator and double doors to the sitting room.

Kitchen Dining Room

23'3" (max) - 15'3" (max) (7.09m (max) - 4.65m (max))
Quartz work surfaces with inset stainless steel sink, five ring gas burner with extractor hood over, double oven, velux windows, radiators, dishwasher, integrated tumble dryer and a range of wall and base units.

Sitting Room

15'3" (max) - 9'0" (max) (4.65m (max) - 2.74m (max))
Radiator and sliding doors to the rear gardens.

Utility Room

5'0" (max) - 5'0" (max) (1.52m (max) - 1.52m (max))
Tiled floor door to the side and plumbing for washing machine.

Downstairs W/C

5'0" (max) - 5'0" (max) (1.52m (max) - 1.52m (max))
Tiled floor, wash hand basin, heated towel rail and w/c.

Landing

8'0" (max) - 6'6" (max) (2.44m (max) - 1.98m (max))
Loft access and stairs to the lower level.

Master Bedroom

13'6" (max) - 10'0" (max) (4.11m (max) - 3.05m (max))
Radiator and built in wardrobes.

Bedroom Two

11'0" (max) - 10'0" (max) (3.35m (max) - 3.05m (max))
Radiator.

Bedroom Three

10'3" (max) - 6'6" (max) (3.12m (max) - 1.98m (max))
Radiator and built in wardrobes.

Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Garden

Grassed lawns with flower beds, plants and bushes.

Driveway

With parking for at least two vehicles and an EV charging point.

Rear Garden

Patio area, grassed lawn, bushes plants and shrubs.

SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – DOWNSTAIRS W/C – UTILITY ROOM – OPEN PLAN KITCHEN DINING ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – THREE RECEPTION ROOMS – ALWOODLEY

Extended to the rear and side, this three bedrooms semi-detached house makes a fantastic family home and ticks all the boxes. Located in Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, parks, nature walks, transport links as well as other great amenities close by. There are gardens to the front and rear as well as a driveway externally. Internally, it briefly comprises; porch, entrance hall, lounge, sitting rooms, kitchen dining room, play room, utility room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - TBC



Road Map



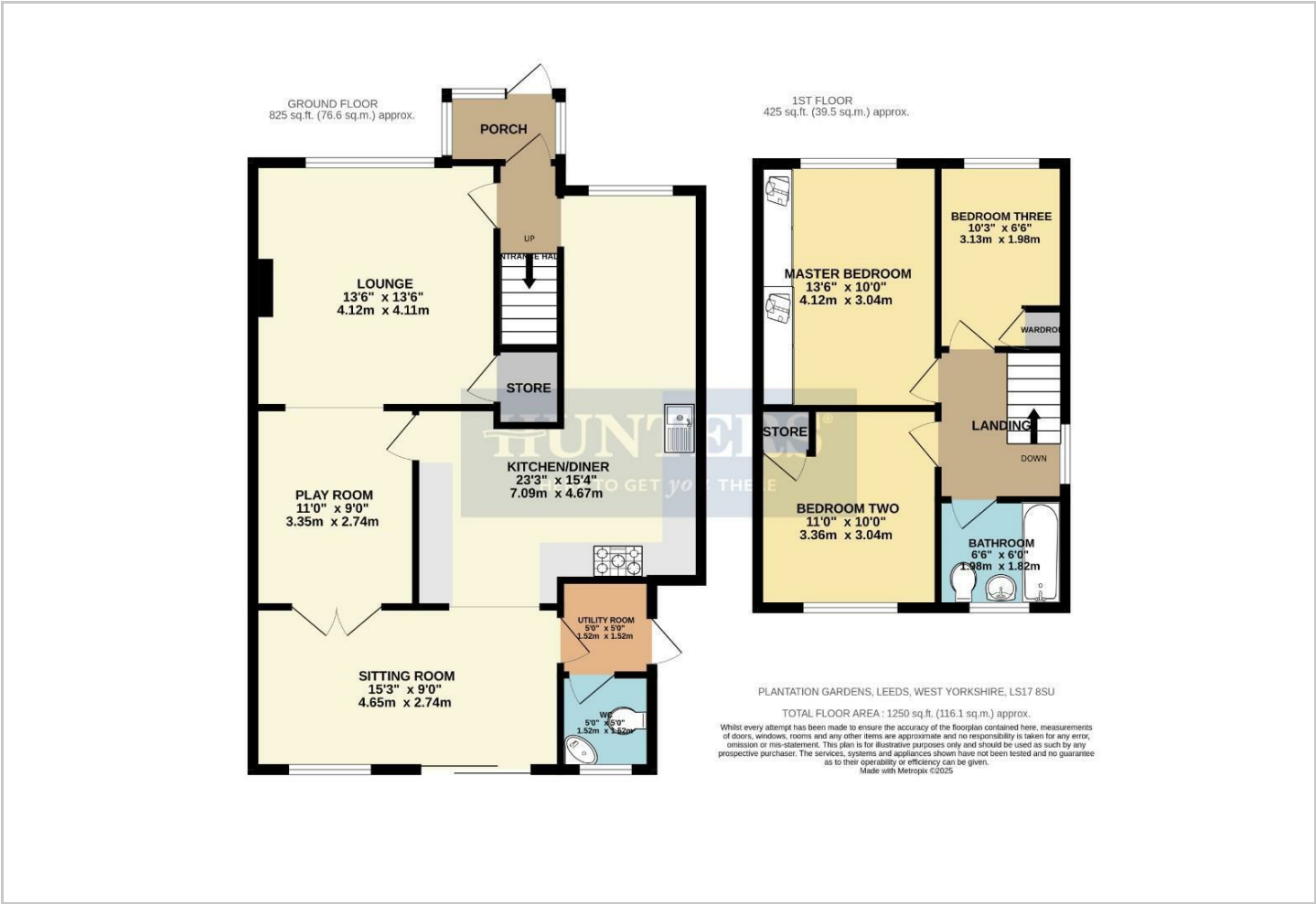
Hybrid Map



Terrain Map



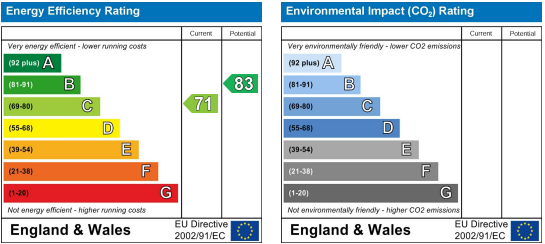
Floor Plan



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.