

# HUNTERS®

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## Red Lodge Close

Leeds, West Yorkshire, LS8 3ED

Reduced To £294,000

 3  1  2  TBC

Council Tax: C



# 20 Red Lodge Close

Leeds, West Yorkshire, LS8 3ED

## Reduced To £294,000



### Entrance Hall

14'9" (max) - 6'0" (max) (4.50m (max) - 1.83m (max))

Radiator and stairs to the upper level.

### Store Room

7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))

### Lounge

14'9" (max) - 13'9" (max) (4.50m (max) - 4.19m (max))

Radiator, electric fire and bay window.

### Kitchen Dining Room

14'9" (max) - 9'0" (max) (4.50m (max) - 2.74m (max))

Composite work with drainer, fan oven, fridge freezer, hob, breakfast bar, radiator, boiler, tiled floor, double doors to the rear gardens and a range of wall and base units.

### Landing

9'6" (max) - 8'9" (max) (2.90m (max) - 2.67m (max))

Stairs to the lower level and loft access.

### Master Bedroom

14'9" (max) - 9'0" (max) (4.50m (max) - 2.74m (max))

Radiator.

### Bedroom Two

11'0" (max) - 8'0" (max) (3.35m (max) - 2.44m (max))

Radiator.

### Bedroom Three

12'3" (max) - 6'9" (max) (3.73m (max) - 2.06m (max))

Radiator.

### Bathroom

7'3" (max) - 6'0" (max) (2.21m (max) - 1.83m (max))

Fully tiled walls and floor, panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

### Front Gardens

Mainly graveled areas with potential for additional parking.

### Driveway

With parking for several vehicles.

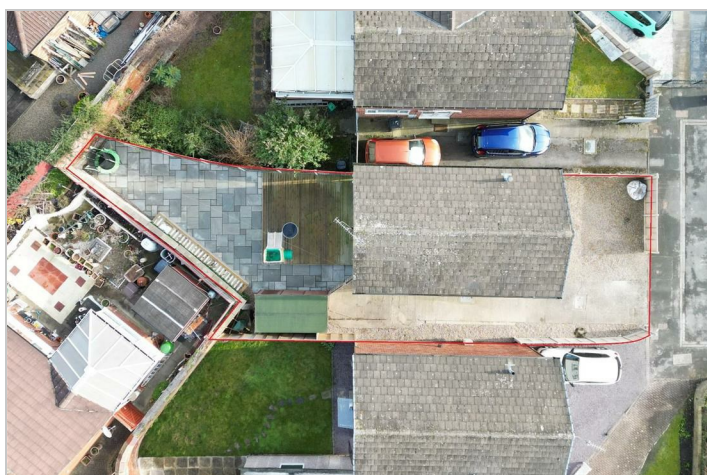
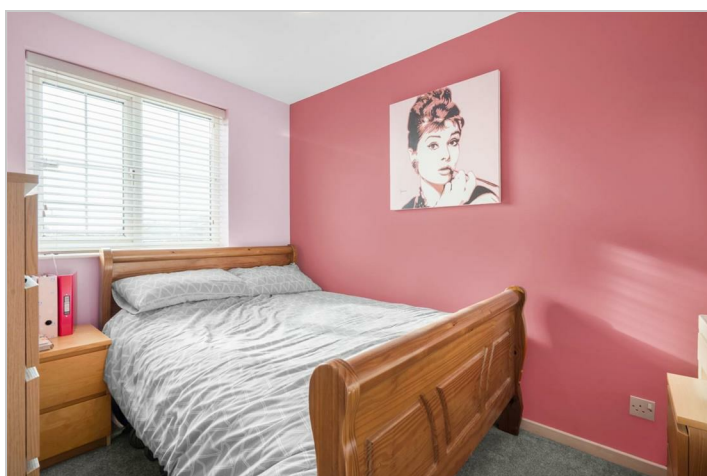
### Rear Garden

Mainly paved in Indian stone, shed for storage, planters and decked area at the rear of the property.



IMMACULATELY PRESENTED – MOVE IN READY – DETACHED HOUSE – GREAT FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – CUL-DE-SAC LOCATION - NEW BOILER AND REWIRING

In immaculately presented, move in ready condition, this three bedroom detached house is a ideal for a first time buyer, growing family or anyone looking for a well appointed home in a great area. Located on the border of Roundhay, the property is close to good and outstanding primary and secondary schools, parks, restaurants, bars, pubs and transport links to name just some of the great amenities close by. There are gardens to the front and rear as well as a driveway externally. Internally it briefly comprises; entrance hall, store room, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



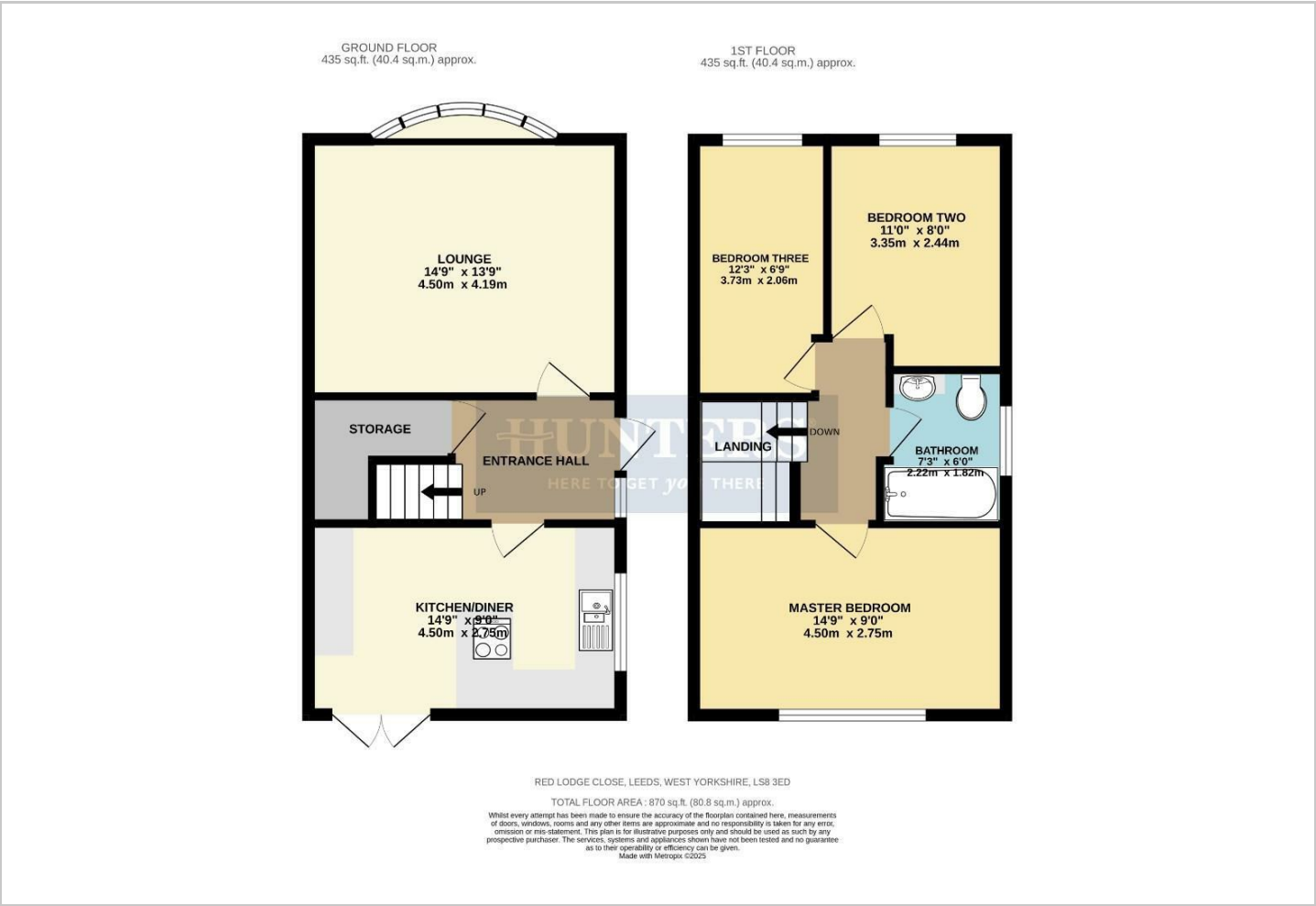
Hybrid Map



Terrain Map



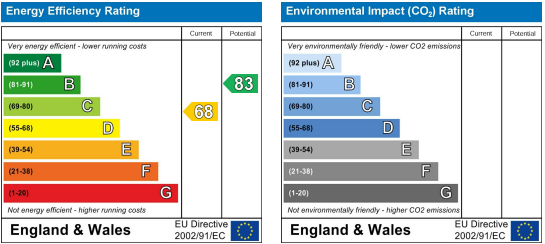
Floor Plan



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.