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65 Boothroyd Drive, Meanwood, Leeds, LS6 2SL
Energy Rating: TBC | Council Tax Band: D
Asking Price £350,000

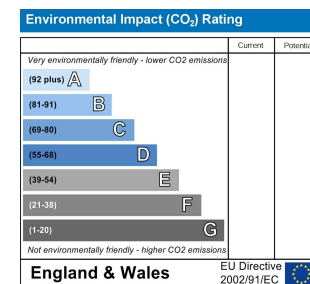
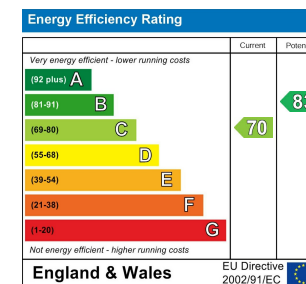
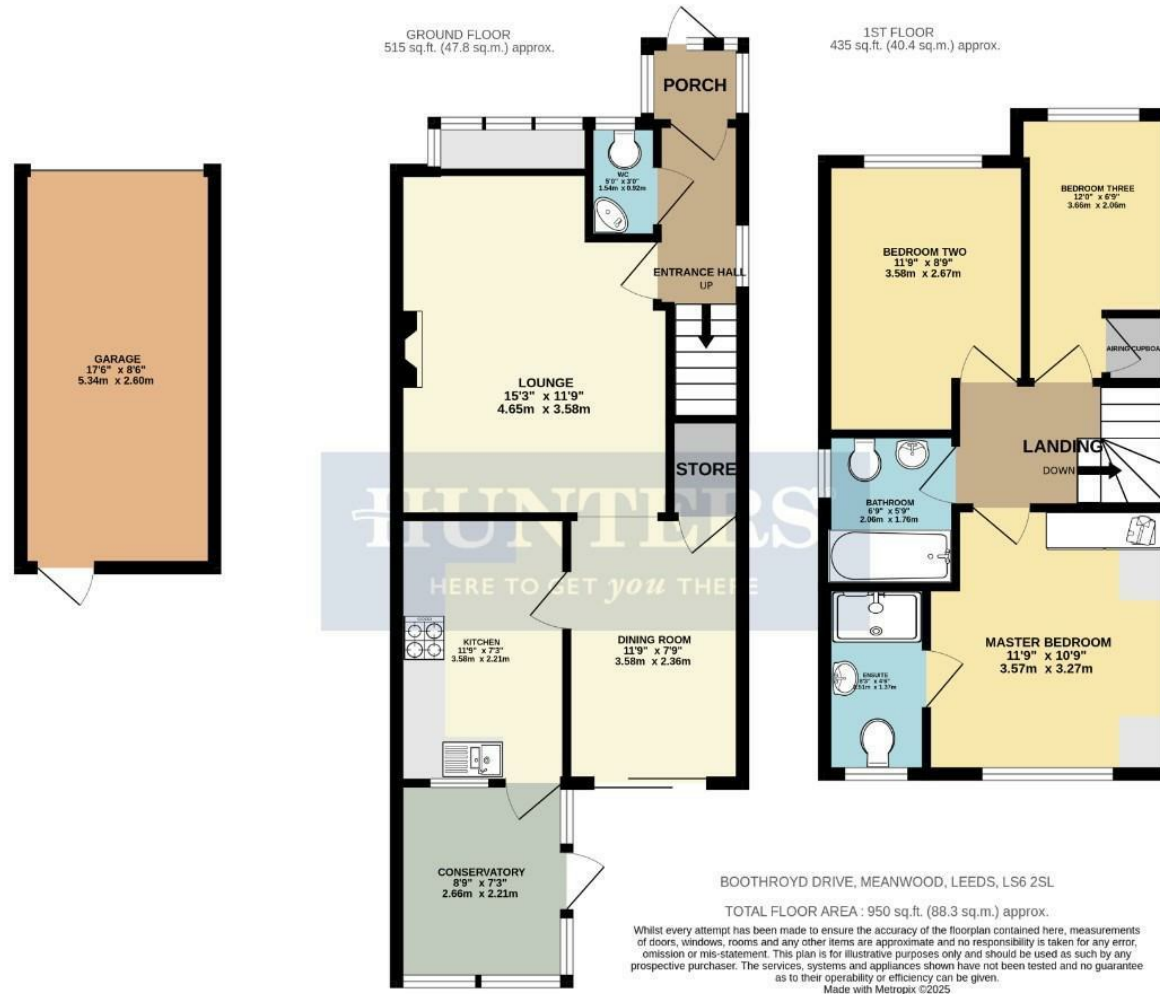
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DETACHED FAMILY HOME – SUPERB THREE BEDROOM DETACHED HOUSE – FANTASTIC GARDENS BACKING ON TO GREEN BELT LAND – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DETACHED GARAGE – DRIVEWAY – CUL-DE-SAC LOCATION IN MEANWOOD – CONSERVATORY – MEANWOOD

This three bedroom, two bathroom detached house is an excellent first time buyer opportunity, family home or ideal for anyone looking for well appointed space. Located on a quiet cul-de-sac in Meanwood, the property is close to good and outstanding primary and secondary schools, shops, restaurants, bars, cafes, pubs and parks to name just some of the great amenities close by. There are terrific gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room, kitchen and conservatory on the ground floor. On the first floor is an ensuite master bedroom, landing, house bathroom and two further bedrooms. Energy Rating – TBC

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Porch
 4'3" (max) - 3'6" (max)
 Tiled floor.

Entrance Hall
 13'0" (max) - 3'6" (max)
 Radiator and stairs to the upper level.

Downstairs W/C
 5'0" (max) - 3'0" (max)
 Wash hand basin, radiator and w/c.

Lounge
 15'3" (max) - 11'9" (max)
 Gas fire with surround, radiator and bay window.

Dining Room
 11'9" (max) - 7'9" (max)
 Radiator, under stairs storage and sliding doors to the rear gardens.

Kitchen
 11'9" (max) - 7'3" (max)
 Gas hob with extractor fan over, fan oven, porcelain sink with drainer, boiler, radiator, door to the conservatory, radiator and a range of wall and base units.

Conservatory
 8'9" (max) - 7'3" (max)
 Radiator and door to the rear garden.

Landing
 9'3" (max) - 5'6" (max)
 Loft access and stairs to the lower level.

Master Bedroom
 11'9" (max) - 10'9" (max)
 Radiator and built in storage.

Ensuite
 8'3" (max) - 4'6" (max)
 Tiled floor, half tiled walls, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Bedroom Two
 11'9" (max) - 8'9" (max)
 Radiator.

Bedroom Three
 12'0" (max) - 6'9" (max)
 Radiator and airing cupboard housing the hot water tank.

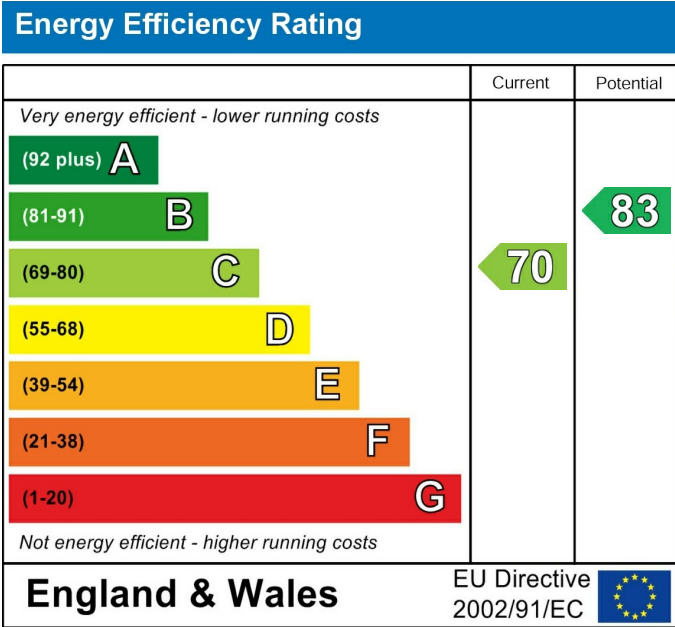
House Bathroom
 6'9" (max) - 5'9" (max)
 Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens
 Astro turfed lawn, with walkway to the rear, bushes and graveled area.

Driveway
 With parking for several vehicles.

Detached Garage
 17'6" (max) - 8'6" (max)
 Electric garage door, pedestrian access, power and lights.

Rear Gardens
 Mainly graveled areas, patio, bushes, flower beds, plants, shrubs and trees.



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.









