

HUNTERS®

HERE TO GET *you* THERE



Manesty Grove

Leeds, West Yorkshire, LS14 1FJ

Asking Price £210,000



Council Tax: B



8 Manesty Grove

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Entrance Hall

11'0" (max) - 6'3" (max) (3.35m (max) - 1.91m (max))

Under stairs storage, radiator and stairs to the upper level.

Downstairs W/C

7'3" (max) - 3'6" (max) (2.21m (max) - 1.07m (max))

Tiled floor, wash hand basin, radiator and w/c.

Kitchen Living Dining Room

23'0" (max) - 13'9" (max) (7.01m (max) - 4.19m (max))

Kitchen Area

Stainless steel sink with drainer, hob with extractor over, fan oven, fridge freezer, dish washer, washer dryer and a range of wall and base units.

Living Dining Room

Radiators and double doors to the rear garden.

Landing

6'3" (max) - 5'9" (max) (1.91m (max) - 1.75m (max))

Radiator and stairs to the lower level.

Master Bedroom

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

Radiator.

Bedroom Two

13'9" (max) - 8'0" (max) (4.19m (max) - 2.44m (max))

Radiator and store room housing boiler.

House Bathroom

7'3" (max) - 5'9" (max) (2.21m (max) - 1.75m (max))

Tiled floor, half tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

Grassed lawns, flower beds, bushes, hedges and shrubs.

Driveway

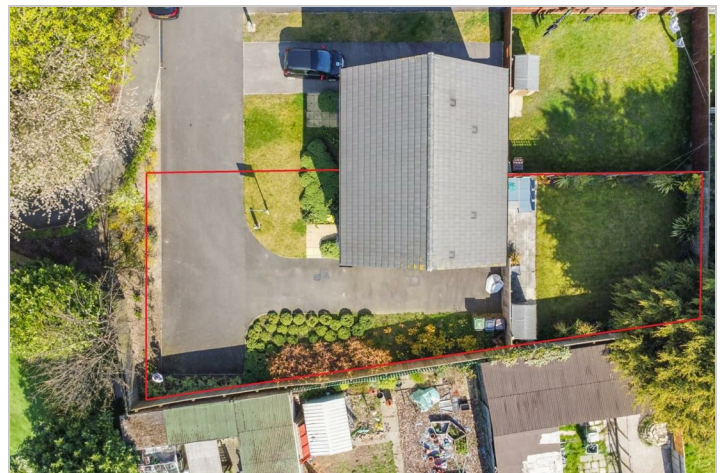
With parking for several vehicles.

Rear Gardens

Patio area, grassed lawns, flower beds, bushes, hedges and shrubs.

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR BUY TO LET INVESTORS – SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS – GARDENS TO THE FRONT AND REAR – WIDER THAN AVERAGE PLOT – GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSIONS – DOWNSTAIRS W/C – DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES – NHBC WARRANTY REMAINING

An excellent opportunity for first time buyers, buy to let investors or anyone looking for a great house in great condition, this two bedroom semi-detached still has NHCB warranty remaining. Located on a quiet street, on the border with Oakwood, the property is close to schools, shops, cafes, bars, restaurants, parks, pubs and transport links to name just some of the great amenities close by. Set in a larger than average plot ideal for extending subject to planning, there are gardens to the front and rear as well as a driveway, externally. Internally, it briefly comprises; entrance hall, downstairs w/c and open plan lounge kitchen dining room on the ground floor. On the first floor, there are two double bedrooms, landing and house bathroom. Energy Rating - B



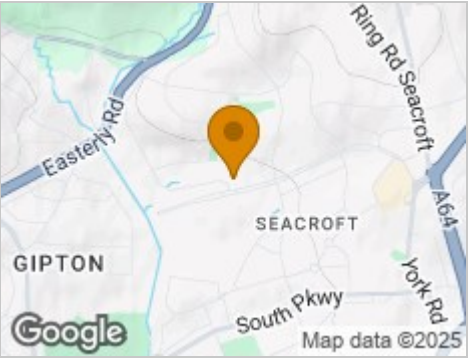
Road Map



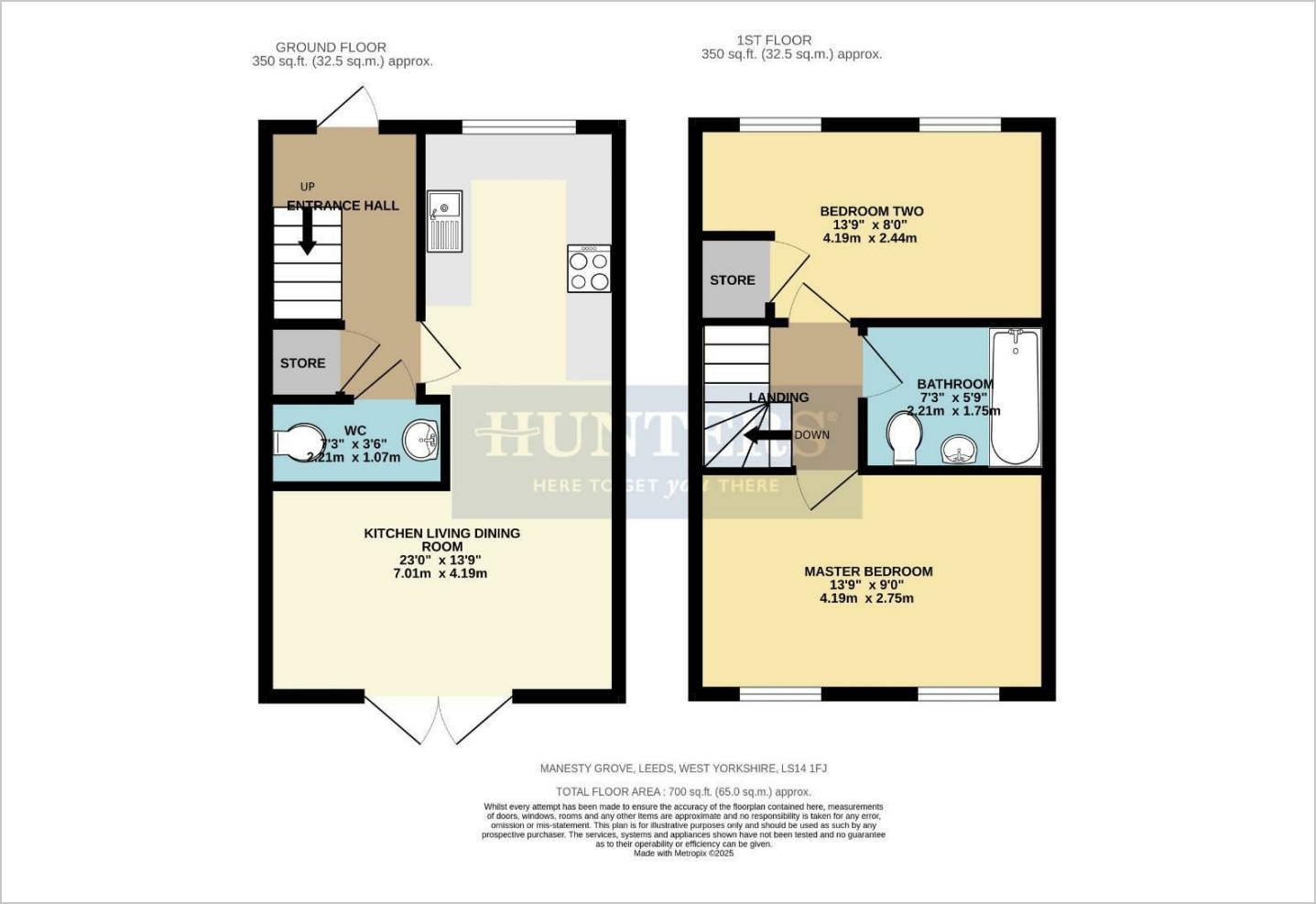
Hybrid Map



Terrain Map



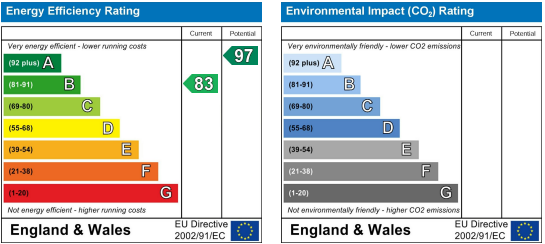
Floor Plan



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.