

HUNTERS®

HERE TO GET *you* THERE



Rookwood Road

Leeds, West Yorkshire, LS9 0LX

Asking Price £185,000



Council Tax: A



123 Rookwood Road

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Entrance Hall

12'0" (max) - 6'0" (max) (3.66m (max) - 1.83m (max))

Stairs to the upper level.

Lounge Dining Room

19'9" (max) - 11'0" (max) (6.02m (max) - 3.35m (max))

Gas fire with surround, radiator and dual aspect windows.

Kitchen Breakfast Room

13'9" (max) - 12'0" (max) (4.19m (max) - 3.66m (max))

Stainless steel sink with drainer, tiled splash back, under stairs storage and a range of wall and base units.

Porch

8'3" (max) - 5'0" (max) (2.51m (max) - 1.52m (max))

Door to the side.

Store Room

6'6" (max) - 3'0" (max) (1.98m (max) - 0.91m (max))

Downstairs W/C

5'0" (max) - 3'3" (max) (1.52m (max) - 0.99m (max))
W/c.

Store Room

8'9" (max) - 5'0" (max) (2.67m (max) - 1.52m (max))

Landing

10'0" (max) - 9'9" (max) (3.05m (max) - 2.97m (max))

Loft access, store room and stairs to the lower level.

Master Bedroom

13'3" (max) - 11'3" (max) (4.04m (max) - 3.43m (max))

Radiator.

Bedroom Two

13'3" (max) - 9'0" (max) (4.04m (max) - 2.74m (max))

Radiator and store room housing boiler.

Bedroom Three

8'3" (max) - 7'0" (max) (2.51m (max) - 2.13m (max))

Radiator and store room.

Shower Room

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

Half tiled walls, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Front Gardens

Flower beds, plants, bushes and hedges.

Driveway

Gated with parking for at least one car.

Detached Garage

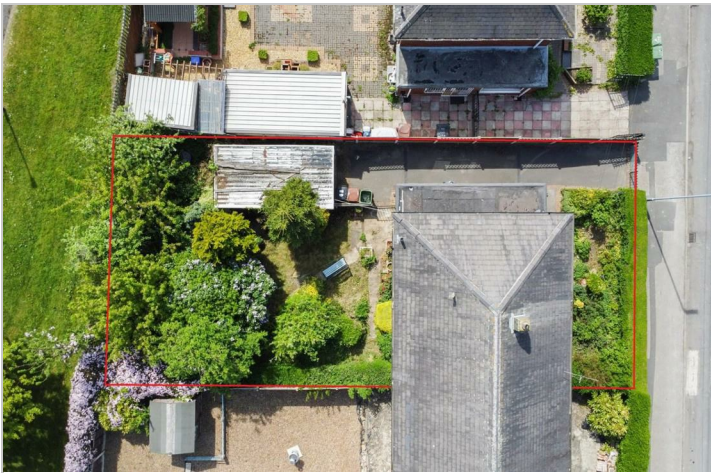
Barn style doors.

Rear Gardens

Grassed lawns, mature trees, plants, bushes, patio area and flower beds.

GREAT FIRST TIME BUYER OPPORTUNITY – IDEAL FOR INVESTMENT – THREE BEDROOMS – SEMI-DETACHED HOUSE - DOWNSTAIRS W/C – GARDENS FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – IN NEED OF MODERNISATION BUT WITH EXCELLENT POTENTIAL – NO CHAIN

A great opportunity for first time buyers, investors or anyone looking for a well appointed home, is this three bedroom semi-detached house in need of some modernisation but with huge potential. Located just off York Road, the property is close to schools, pubs, restaurants and transport links to name just some of the amenities close by. There are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, porch, store room, downstairs w/c and a further store room on the ground floor. On the first floor, there are three bedrooms, landing and house bathroom. Energy Rating – C



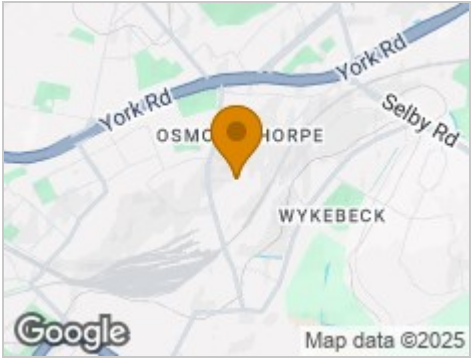
Road Map



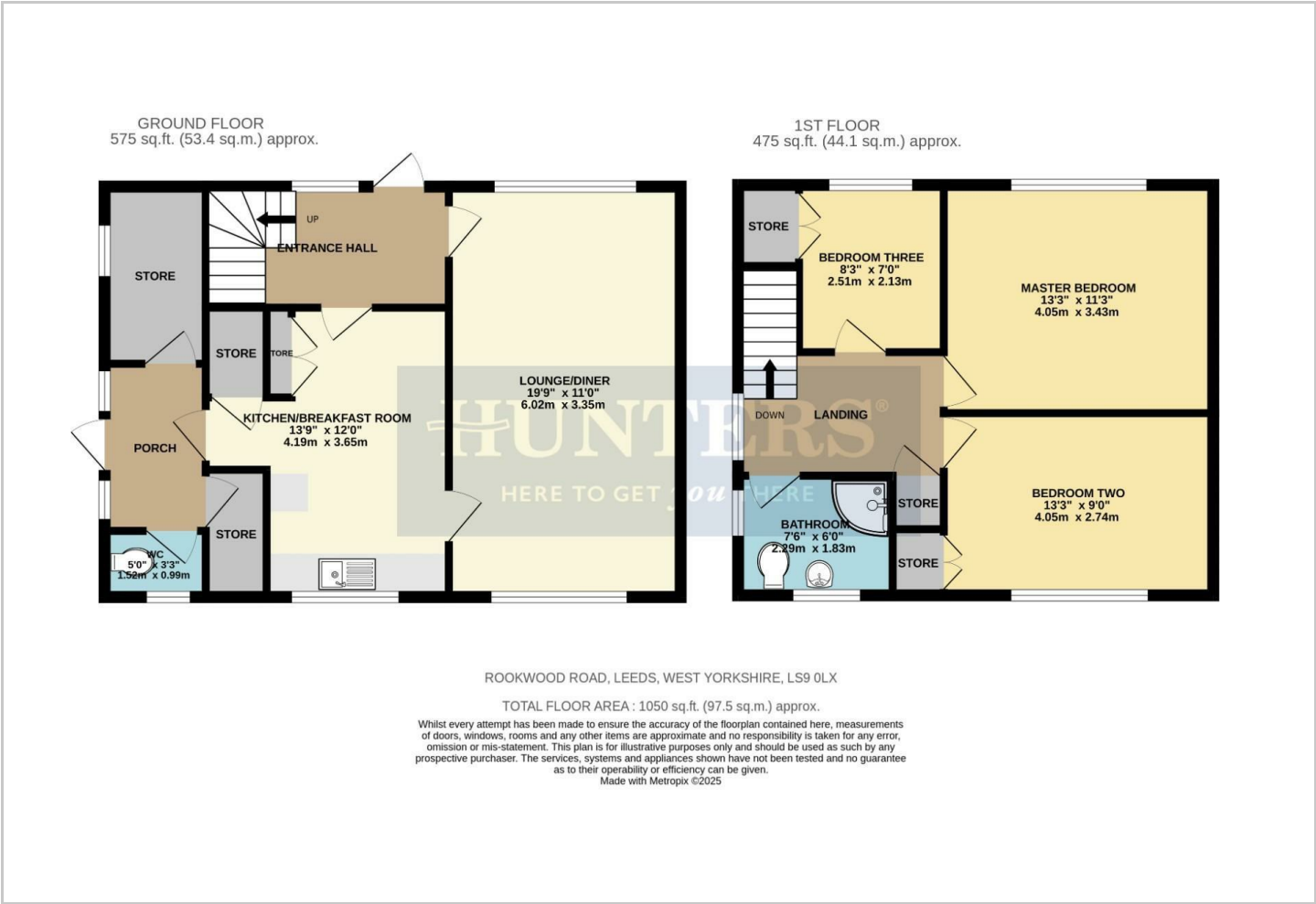
Hybrid Map



Terrain Map



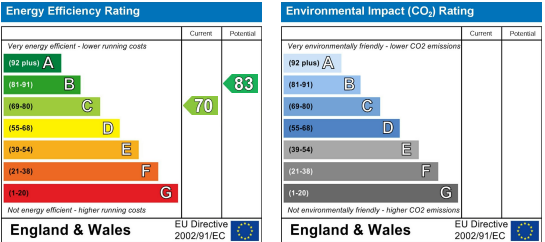
Floor Plan



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.