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**7 Easdale Crescent, Leeds, West Yorkshire, LS14 6QA**

Energy Rating: TBC | Council Tax Band: A

Asking Price £350,000



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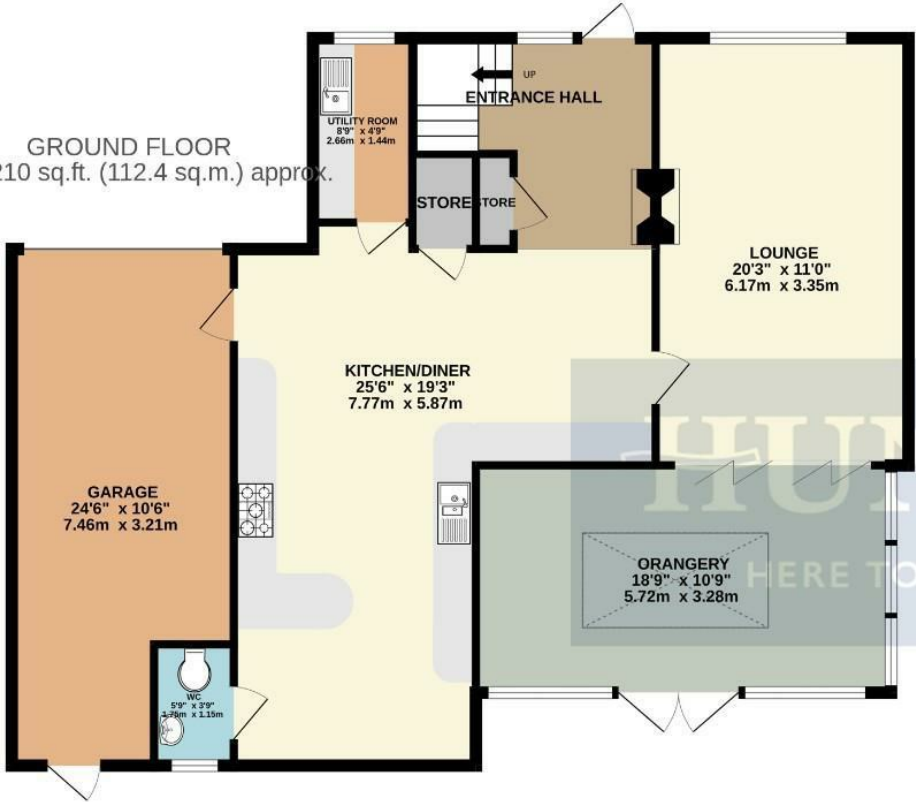
Asking Price £350,000

OUTSTANDING CORNER PLOT FAMILY HOME – SEMI-DETACHED HOUSE – SIX BEDROOMS – TWO BATHROOMS INCLUDING MASTER ENSUITE – DOUBLE STOREY SIDE EXTENSION – UTILITY ROOM & DOWNSTAIRS W/C – ATTACHED GARAGE & DRIVEWAY – GENEROUS GARDENS – IMMACULATE MOVE-IN READY CONDITION – SEACROFT

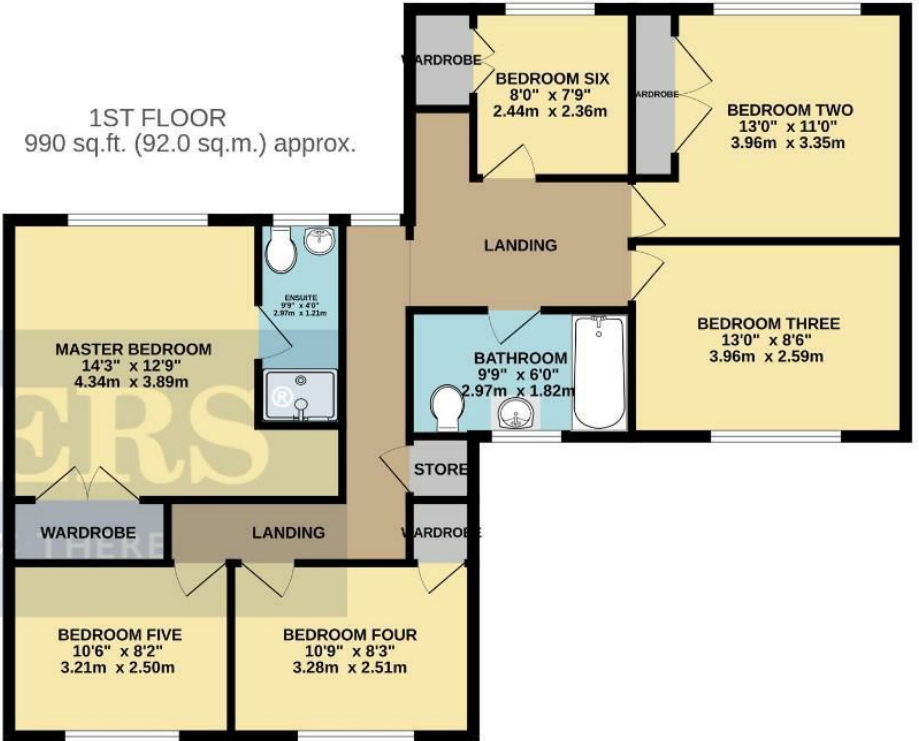
This superb six bedroom, two bathroom, semi-detached family home offers exceptional space, versatility and immaculate presentation throughout, having been thoughtfully extended to the side with a double-storey addition. Located in the Seacroft area of Leeds, the property is close to good and outstanding schools, parks, shops, cafes, pubs and excellent transport links to the motorway networks and Leeds City Centre, making it a perfect balance of convenience and family lifestyle. Set on an excellent sized corner plot there are gardens to all sides ideal for entertaining and family activities, along with the driveway and garage providing ample off-street parking, externally. Internally, the property briefly comprises; open entrance hall, spacious lounge, orangery, open plan kitchen dining room, utility room and downstairs W/C, on the ground floor. On the first floor is a master bedroom with ensuite shower room, five further bedrooms, and a family bathroom. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242  
northleeds@hunters.com | www.hunters.com

GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



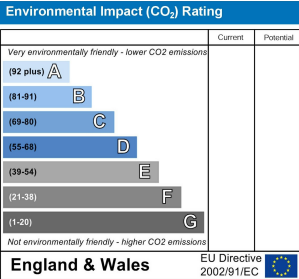
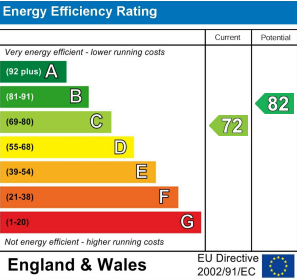
1ST FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



EASDALE CRESCENT, LEEDS, WEST YORKSHIRE, LS14 6QA

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance Hall

11'6" (max) - 10'0" (max)  
Open plan to the lounge dining room, tiled floor, radiator, stairs to the upper level and log burner.

Cloak Room

4'6" (max) - 1'9" (max)

Kitchen Dining Room

25'6" (max) - 19'3" (max)  
Tiled floor, five ring gas burner with extractor over, double fan oven, porcelain sink with drainer, radiators, double doors to the rear gardens and a range of wall and base units.

Store Room

4'6" (max) - 3'0" (max)

Lounge

20'3" (max) - 11'0" (max)  
Radiator, electric fire with surround and bifolding doors to the orangery.

Orangery

18'6" (max) - 10'9" (max)  
Radiator and double doors to the rear gardens.

Utility Room

8'9" (max) - 4'9" (max)  
Tiled floor, radiator, boiler, stainless steel sink with drainer, plumbing for washer and dryer and a range of wall and base units.

Downstairs W/C

5'9" (max) - 3'9" (max)  
Tiled floor, wash hand basin and w/c.

Landing

20'3" (max) -18'3" (max)  
Stairs to the lower level and loft access.

Store Room

3'0" (max) - 2'9" (max)

Master Bedroom

14'3" (max) - 12'9" (max)  
Radiator and built in wardrobe.

Ensuite

9'9" (max) - 4'0" (max)  
Tiled shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Two

13'0" (max) - 11'0" (max)  
Radiator and built in wardrobe.

Bedroom Three

13'0" (max) - 8'6" (max)  
Radiator.

Bedroom Four

10'9" (max) - 8'3" (max)  
Radiator and built in wardrobes.

Bedroom Five

10'6" (max) - 8'3" (max)  
Radiator.

Bedroom Six

8'0" (max) - 7'9" (max)  
Radiator and built in wardrobes.

House Bathroom

9'9" (max) - 6'0" (max)  
Tiled floor, panel bath basin with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens & Driveway

Hedges forming a border and parking for several vehicles,

Integral Garage

24'6" (max) - 10'6" (max)  
Electric roll up door, power and lights and pedestrian access to the gardens.

Rear Gardens

Mainly grassed lawns, flower beds, plants, bushes, hedges, decked area and a storage shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted by the agent. These particulars 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.



















