

HUNTERS®

HERE TO GET *you* THERE



Plane Tree Avenue

Leeds, West Yorkshire, LS17 8UB

Asking Price £490,000

 4  2  2  TBC

Council Tax: F



5 Plane Tree Avenue

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Open Porch

7'3" (max) - 2'0" (max) (2.21m (max) - 0.61m (max))

Entrance Hall

8'3" (max) - 8'0" (max) (2.51m (max) - 2.44m (max))

Radiator and stairs to the upper level.

Downstairs W/C

5'0" (max) - 4'9" (max) (1.52m (max) - 1.45m (max))

Half tiled walls, wash hand basin, radiator and w/c.

Lounge

22'6" (max) - 12'3" (max) (6.86m (max) - 3.73m (max))

Radiators, gas fire with surround and bay window.

Dining Room

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

Radiator.

Orangery

10'3" (max) - 9'6" (max) (3.12m (max) - 2.90m (max))

Vaulted ceiling with velux windows and double doors to the gardens.

Kitchen Breakfast Room

13'0" (max) - 9'0" (max) (3.96m (max) - 2.74m (max))

Double fan oven, hob with extractor fan over, dish washer, microwave, tiled splash back, radiator, breakfast bar and a range of wall and base units.

Utility Room

9'0" (max) - 6'3" (max) (2.74m (max) - 1.91m (max))

Stainless steel sink, boiler, tiled splash back, radiator and a range of wall and base units.

Landing

9'0" (max) - 8'6" (max) (2.74m (max) - 2.59m (max))

Stairs to the lower level.

Master Bedroom

16'6" (max) - 11'0" (max) (5.03m (max) - 3.35m (max))

Built in wardrobes, built in dresser, wall lights and radiator.

Ensuite Bathroom

9'0" (max) - 5'0" (max) (2.74m (max) - 1.52m (max))

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Bedroom Two

12'6" (max) - 11'3" (max) (3.81m (max) - 3.43m (max))

Built in wardrobes, radiator and airing cupboard housing the hot water tank.

Bedroom Three

11'0" (max) - 9'0" (max) (3.35m (max) - 2.74m (max))

Built in wardrobes and radiator.

Bedroom Four

9'0" (max) - 8'6" (max) (2.74m (max) - 2.59m (max))

Built in wardrobes, built in furniture and radiator.

Shower Room

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

Tiled walls, shower cubicle with glass enclosure, wash hand basin with pedestal storage under, heated towel rail and w/c.

Front & Side Gardens

Grassed lawns, mature hedges, trees, flowerbeds, plants and shrubs.

Driveway

With parking for several vehicles.

Double Garage

17'3" (max) - 17'3" (max) (5.26m (max) - 5.26m (max))

Electric roll up garage door, power and lights.

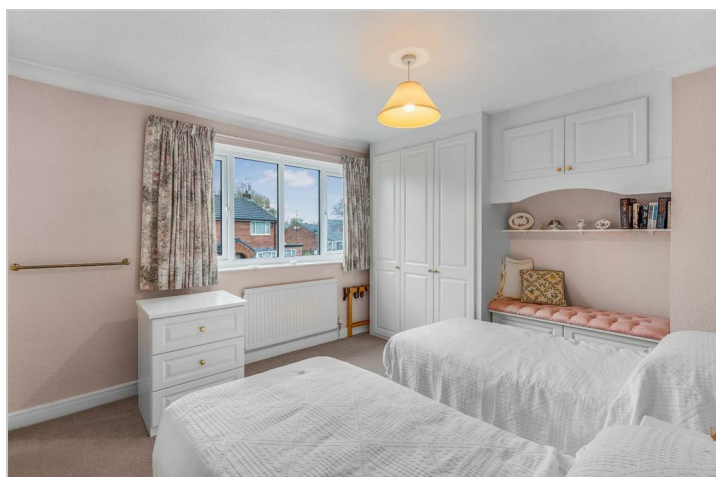
Rear Gardens

Grassed lawns, flower beds, plants, bushes shrubs, trees and mature hedges. Patio area and walkway to the driveway.

Tel: 0113 268 0242

FANTASTIC DETACHED FAMILY HOME – FOUR BEDROOMS – TWO BATHROOMS – SUPERB LARGER THAN AVERAGE PLOT – GREAT POTENTIAL TO EXTEND TO THE SIDE SUBJECT TO PLANNING PERMISSION – UTILITY AND DOWNSTAIRS W/C – GARDENS TO ALL SIDES – DOUBLE GARAGE – DRIVEWAY – ORANGERY EXTENSION TO THE REAR

A terrific family home that ticks every box, this four bedroom, two bathroom detached family home, has enormous potential to further extend to the side, subject to planning permissions. Located on a quiet street, just off Shadwell Lane, the property is close to good and outstanding primary and secondary schools, parks, nature walks, shops, bars, restaurants, pubs and transport links to name just some of the great amenities close by. There are well maintained gardens to all sides, a double garage and great sized driveway, externally. Internally it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, dining room, orangery, kitchen breakfast room and utility room on the ground floor. On the first floor is an ensuite master bedroom, three further bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



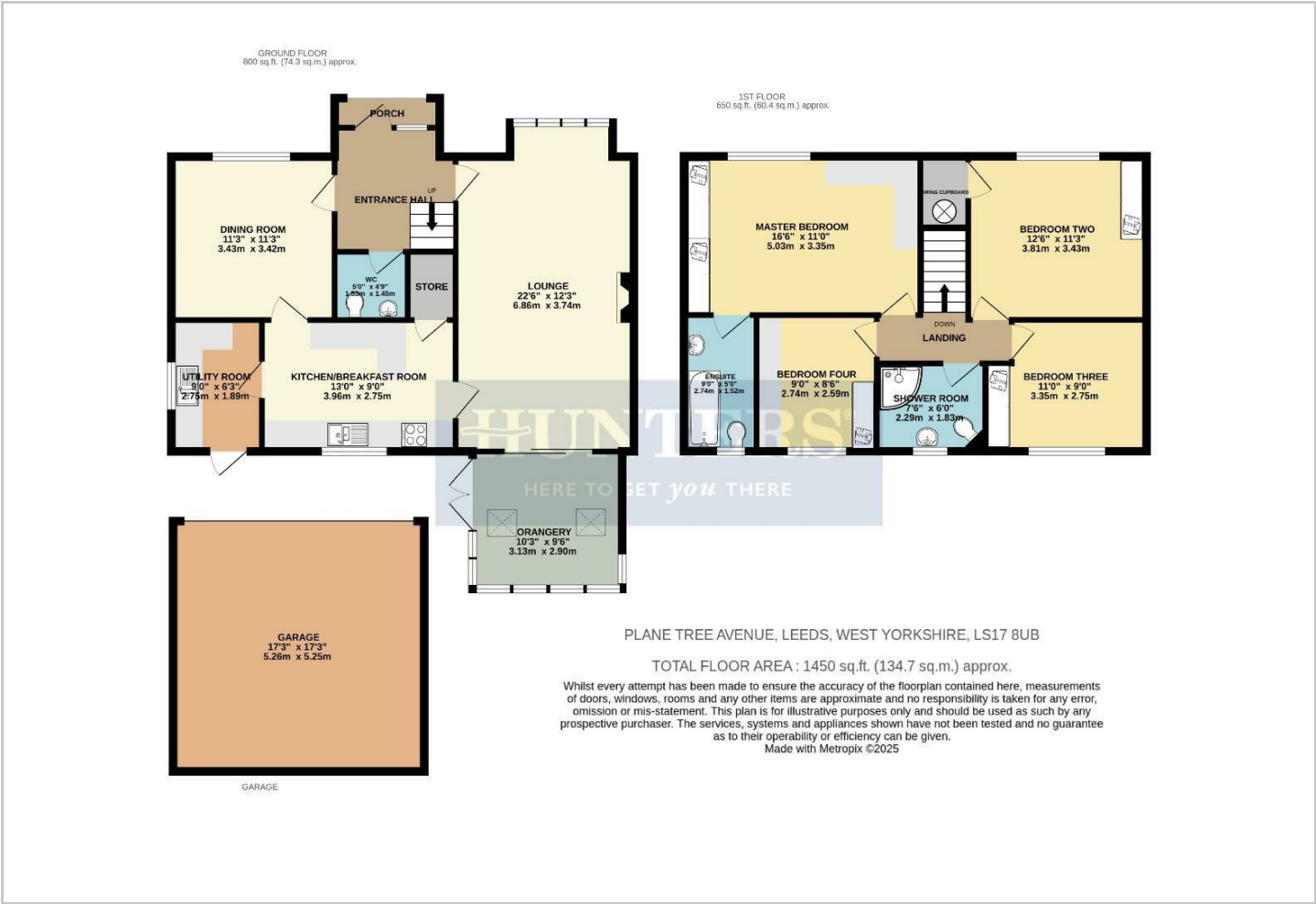
Hybrid Map



Terrain Map



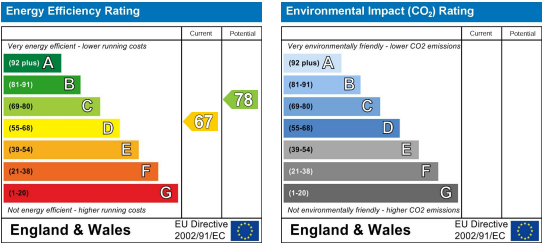
Floor Plan



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.