

HUNTERS®

HERE TO GET *you* THERE

12 Lime Grove, Yeadon, Leeds, LS19 6BZ

Offers In The Region Of £240,000

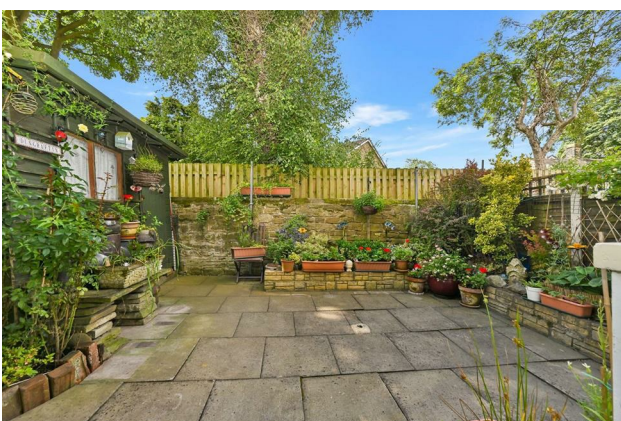
Property Images



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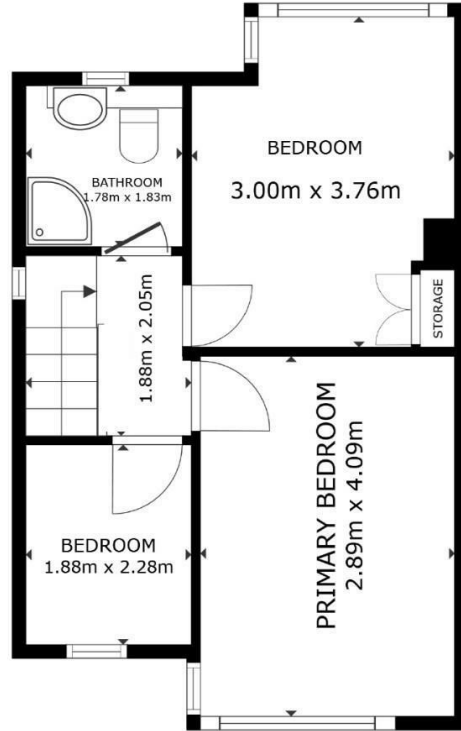
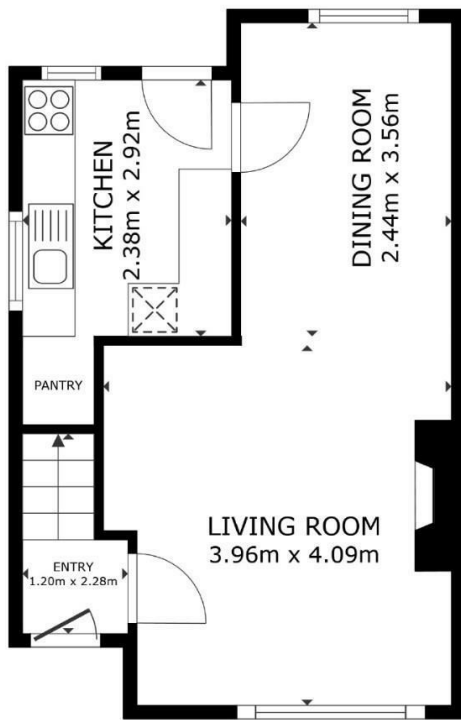


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GROSS INTERNAL AREA
 FLOOR 1 35.2 sq.m. FLOOR 2 35.1 sq.m.
 TOTAL : 70.3 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Welcome to this much-loved three-bedroom semi-detached house, situated on a peaceful private road. This charming property opens into an inviting entrance hallway, leading to an expansive open-plan living and dining room, perfect for family gatherings and entertaining. The fitted kitchen is designed for functionality and style, offering ample storage and workspace for culinary enthusiasts.

Ascending to the first floor, you will find three well-proportioned bedrooms, each providing a comfortable retreat for family members. The third bedroom has bunk beds in which the vendor is willing to leave. The house bathroom is conveniently located on this floor, featuring modern fixtures and fittings. From the landing, a pull-down ladder provides access to the loft, which has been transformed into an occasional room, complete with a Velux-style window that allows natural light to flood in, creating a bright and airy atmosphere.

The external features of this property are equally impressive. The front and rear gardens are beautifully maintained, with paved areas that offer ideal spaces for outdoor seating and dining. The gardens are adorned with well-stocked planted borders, featuring a variety of shrubs and plants that contribute to the overall appeal and tranquility of the outdoor space.

Located on a private road, this home offers the advantage of a serene setting while being in close proximity to local schools, amenities, and picturesque woodland walks, perfect for family outings and nature enthusiasts. Additionally, the property benefits from off-street parking, providing convenience and security for residents.

This delightful three-bedroom semi-detached house is a perfect blend of comfort, style, and convenience, offering a wonderful opportunity for families looking to settle in a sought-after location. Don't miss the chance to make this charming property your new home.

Features

- MUCH LOVED FAMILY HOME • SOUGHT AFTER LOCATION • LOFT ROOM / OCCASIONAL ROOM • ENCLOSED GARDENS TO FRONT AND REAR • OPEN PLAN LIVING AND DINING ROOM • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • CLOSE TO TRAIN STATION • SMARTLY PRESENTED