

# HUNTERS®

HERE TO GET *you* THERE

13 Westfield Mount, Yeadon, Leeds, LS19 7NL

Offers In The Region Of £220,000

Property Images



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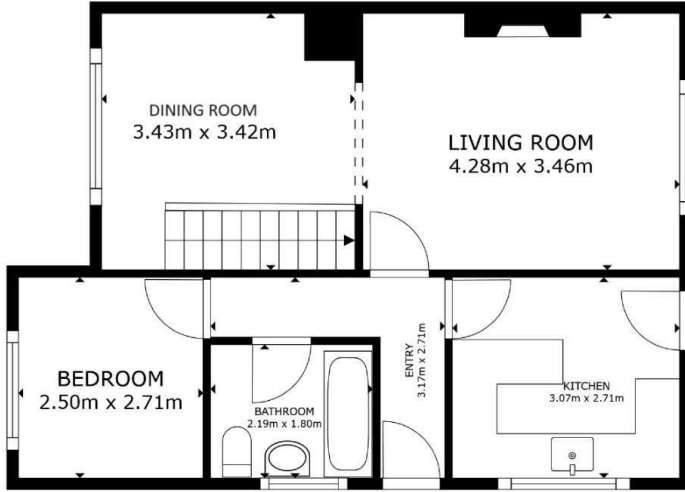
## Property Images



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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 52.0 m<sup>2</sup> FLOOR 2 28.0 m<sup>2</sup>  
 TOTAL: 80.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: Bungalow - Semi Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Introducing this charming three-bedroom semi-detached dormer bungalow, offered to the market with no onward chain. This property presents an excellent opportunity for those looking to put their own stamp on a home, as it is in need of refurbishment. With spacious and versatile accommodation throughout, it offers the perfect canvas to create a personalized living space.

Upon entering, you are welcomed by an entrance hall that leads to a functional kitchen and a generously sized open plan lounge and dining room, ideal for family gatherings and entertaining. The ground floor also features a convenient bedroom and a well-proportioned bathroom.

Moving to the first floor, you will find two additional bedrooms, both offering ample space and natural light, along with a shower room to complete the accommodation.

Externally, the property boasts gardens to both the front and rear, providing outdoor space for relaxation and potential landscaping. A driveway to the side offers off-road parking and leads to a detached garage, perfect for additional storage or workshop space.

Situated in a desirable location, the bungalow is close to local shops, amenities, and public transport routes, ensuring convenience and ease of access to everything you need.

This property is a fantastic opportunity for buyers looking to refurbish and create a home tailored to their own taste. Early viewing is highly recommended to fully appreciate the potential on offer.

## Features

- DORMER BUNGALOW • IN NEED OF UPDATING • GARAGE AND DRIVE • SOUGHT AFTER LOCATION • NO ONWARD CHAIN • HUNTERS 360 TOUR • CLOSE TO SHOPS AND AMENITIES