

# HUNTERS®

HERE TO GET *you* THERE

**1 Lime Grove, Yeadon, Leeds, LS19 6BZ**

**Asking Price £265,000**

**Property Images**





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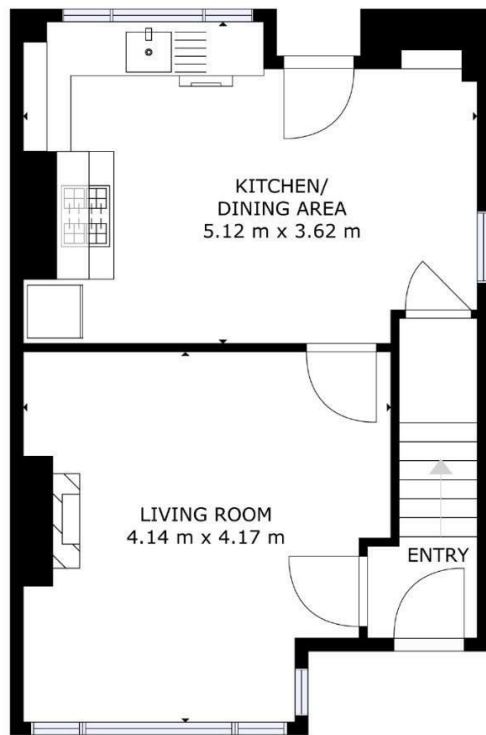
## Property Images



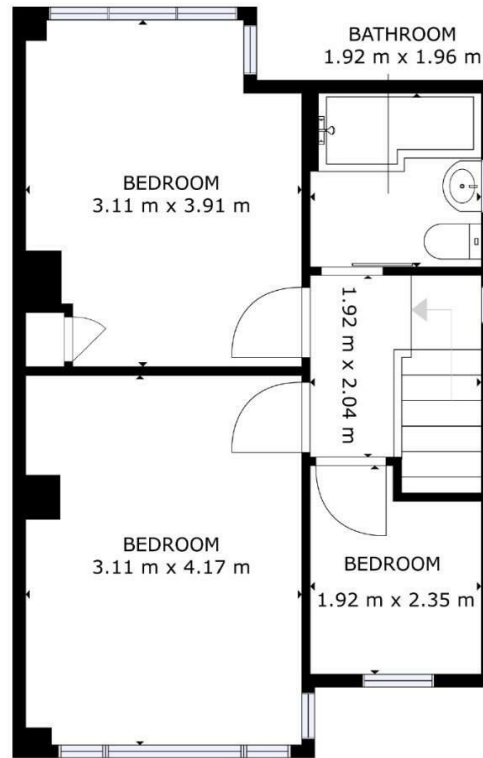
# HUNTERS<sup>®</sup>

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Property Images



FLOOR 1



FLOOR 2

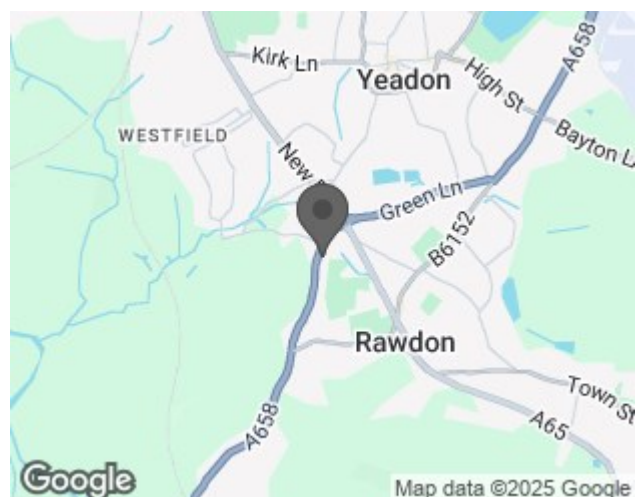
GROSS INTERNAL AREA  
FLOOR 1: 37 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
TOTAL: 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		74
	58	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated in a highly desirable location close to Micklefield Park, the Little London Conservation area, and beautiful woodland walks, this attractive and traditional semi-detached home occupies a generous corner plot and enjoys delightful open views to the front. Having recently undergone an extensive update including a full re-wire and new windows, the property presents a wonderful opportunity for buyers seeking a characterful home in a sought-after setting.

The accommodation is well planned and briefly comprises a welcoming entrance hallway leading to a spacious lounge with a charming bay window that fills the room with natural light. To the rear lies a modern dining kitchen, providing an ideal space for both everyday family life and entertaining guests.

To the first floor are three well-proportioned bedrooms and a newly fitted contemporary house bathroom, all finished in a neutral style to suit a variety of tastes.

Externally, the property benefits from gardens to three sides, offering a mixture of lawned and planted areas that provide pleasant outdoor spaces for relaxation and play or potential to extend, subject to the necessary planning permissions. To the rear, there is off-street parking for added convenience.

This appealing home is offered to the market with no onward chain, making it an excellent choice for those looking to move swiftly. It is perfectly positioned for access to highly regarded local schools, a wide range of amenities, and scenic parks and woodland walks, as well as a nearby train station offering straightforward links for commuters.

Combining traditional charm, modern updates, and a prime location, this lovely property represents an outstanding opportunity for a variety of buyers and early viewing is highly recommended.

## Features

- SUPERBLY PRESENTED • RECENTLY EXTENSIVELY UPDATED • LOVELY VIEWS • CORNER PLOT • GARDENS TO THREE SIDES • DINING KITCHEN • OFF-STREET PARKING • HUNTERS 360 TOUR • CLOSE TO SCHOOLS, PARKS AND A TRAIN STATION • NO ONWARD CHAIN