

HUNTERS®

HERE TO GET *you* THERE

1 Emmott View, Leeds, LS19 6PW

Asking Price £399,950

Property Images



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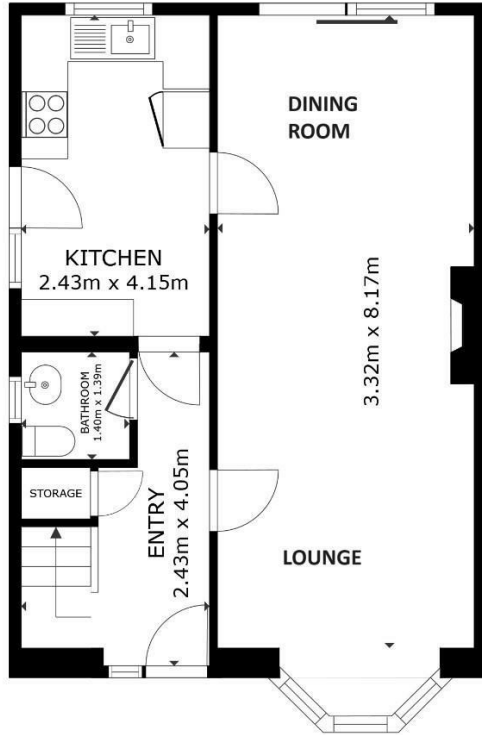


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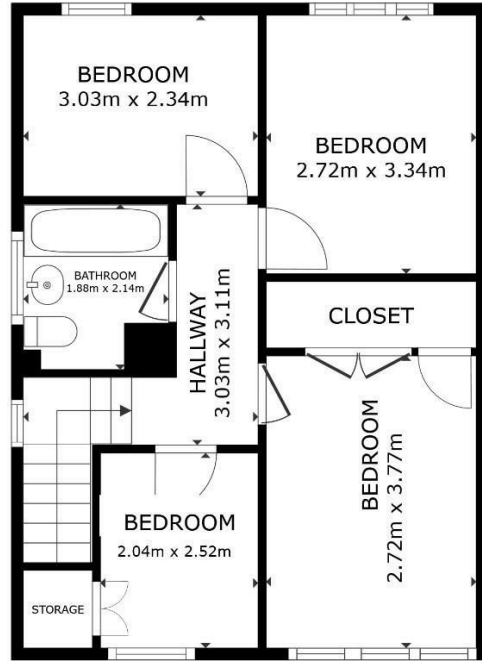
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 49.5 m² FLOOR 2 47.8 m²
 TOTAL : 97.3 m²
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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled within a prime residential area, this charming detached property presents an excellent opportunity for families and those looking to create their dream home. The spacious accommodation begins with an inviting entrance hallway, complete with a staircase leading to the first floor. The ground floor features a generous open-plan lounge and dining room, perfect for both relaxing and entertaining. Adjacent to this space is a well-appointed fitted kitchen, offering ample storage and preparation space. A guest WC on this level adds convenience.

On the first floor, the property boasts four well-proportioned bedrooms, each providing comfortable living space for family members or guests. The main house bathroom serves these bedrooms, ensuring practical family living.

The property is set on a large plot, featuring well-maintained lawned gardens to both the front and rear. These outdoor spaces offer a peaceful retreat and plenty of room for outdoor activities or potential landscaping projects. A driveway provides off-road parking and leads to a detached garage, offering additional storage or parking space.

This home, with its sizable plot, offers considerable potential for extension, subject to the necessary planning permissions. Located close to highly regarded schools, shops, and local amenities, it is ideally situated for convenience and ease of living. The property is offered to the market with no onward chain, making it a straightforward and appealing option for those looking to move quickly. This is a rare opportunity to acquire a property with such potential in a sought-after location.

Features

- DETACHED FAMILY HOME • LARGE PLOT - SCOPE TO EXTEND • SOUGHT AFTER LOCATION • OPEN PLAN LOUNGE / DINING ROOM • DETACHED GARAGE AND DRIVEWAY • NO ONWARD CHAIN • HUNTERS 360 TOUR • CLOSE TO SCHOOLS AND AMENITIES