



HUNTERS®

HERE TO GET *you* THERE

31 Linton Road, Leeds, West Yorkshire, LS17 8QQ

Energy Rating: C | Council Tax Band: D

Asking Price £475,000

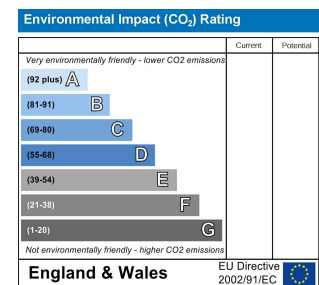
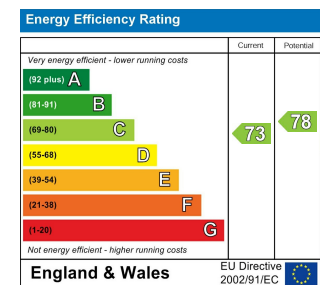
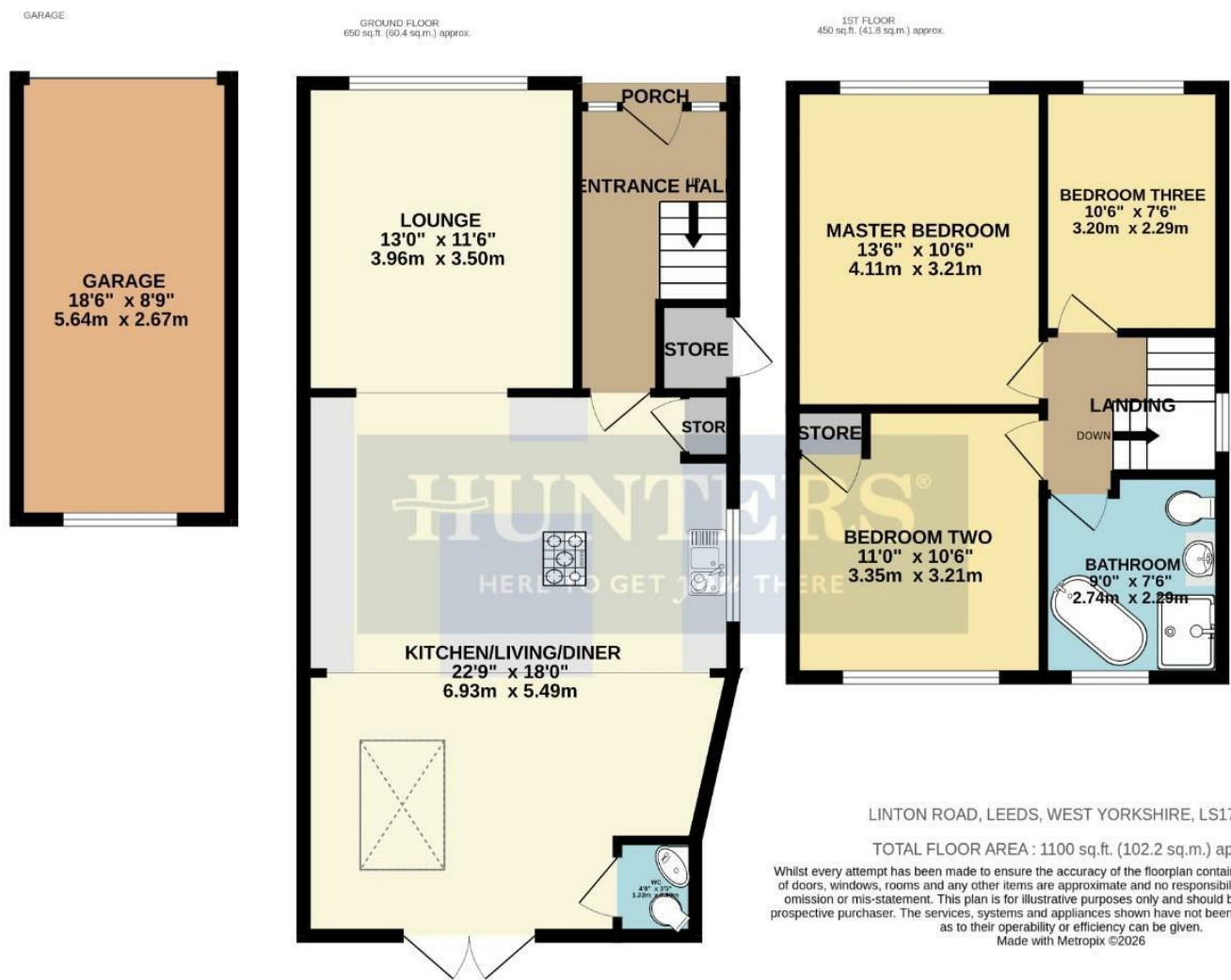
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IMMACULATE MOVE IN READY PROPERTY – RECENTLY RENOVATED FROM TOP TO BOTTOM – EXTENDED DETACHED HOUSE – THREE BEDROOMS – FOUR PIECE HOUSE BATHROOM – DOWNSTAIRS W/C – DETACHED GARAGE – DRIVEWAY – GARDENS TO THE FRONT AND REAR – NO CHAIN

A terrific, move in ready house, in immaculate condition having recently been completed renovated, this extended three bedroom detached house is a rare chain free opportunity for anyone looking for well appointed and great quality space. Located in the heart of Alwoodley on the always popular Linton estate, the property is close to good and outstanding primary and secondary schools, shops, restaurants, parks, pubs, bars, transport links and nature walks to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; open porch, entrance hall, lounge, open plan kitchen living dining room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing and four piece house bathroom. Energy Rating – C

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Porch
6'6" (max) - 1'0" (max)

Entrance Hall
12'0" (max) - 6'6" (max)
Tiled floor, radiator and stairs to the upper level.

Lounge
13'0" (max) - 11'6" (max)
Tiled feature walls, wall lights, radiator and open plan to the kitchen living dining room.

Kitchen Living Dining Room
22'9" (max) - 18'0" (max)

Kitchen Area
Central island with breakfast bar and five ring gas burner with extractor over. Double fan oven, wine cooler, double bowl stainless steel sink to work surfaces, dish washer, washer dryer tiled splash back, tiled floor and a range of wall and base units.

Living Dining Area
Sky light, radiator and double doors to the rear gardens.

Downstairs W/C
4'0" (max) - 3'3" (max)
Tiled floor, corner sink and corner w/c.

Landing
7'6" (max) - 7'0" (max)
Loft access and stairs to the lower level.

Master Bedroom
13'6" (max) - 10'6" (max)
Radiator.

Bedroom Two
11'0" (max) - 10'6" (max)
Radiator and store room housing the boiler.

Bedroom Three
10'6" (max) - 7'6" (max)
Radiator.

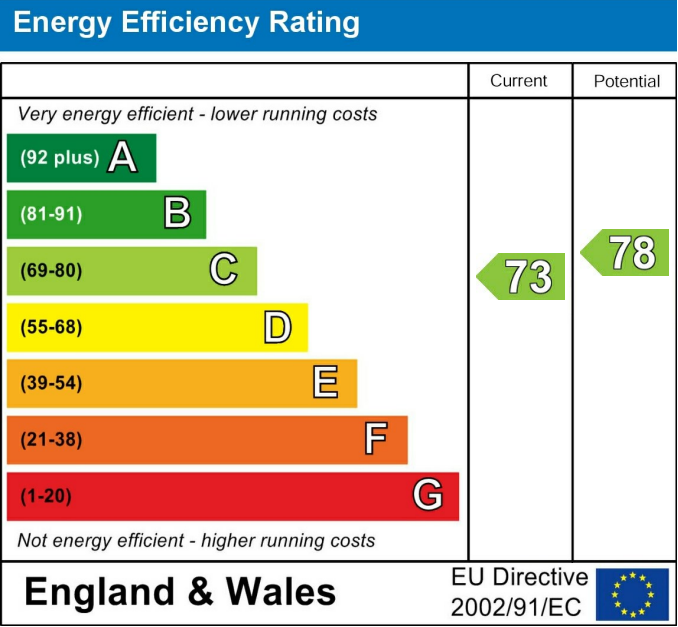
Bathroom
9'0" (max) - 7'6" (max)
Half tiled walls and tiled floor, free standing modern roll top bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens
Grassed lawn, dwarf walls and graveled areas.

Driveway
With parking for several vehicles.

Detached Garage
18'6" (max) - 8'9" (max)
Up and over garage door, power and lights.

Rear Gardens
Grassed lawn, patio areas, trees, plants and shrubs.



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. 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.









