HUNTERS®
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23 Miles Hill Crescent, Leeds, West Yorkshire, LS7 2EU

Energy Rating: TBC | Council Tax Band: A

Offers Over £290,000

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EXCELLENT FIRST TIME BUYER OPPORTUNITY - IMMACULATELY PRESENTED AND MOVE IN READY – SEMI-DETACHED HOUSE – THREE BEDROOMS – FANTASTIC CORNER PLOT – MASSIVE POTENTIAL TO EXTENDED SUBJECT TO PLANNING – GARDENS TO THE FRONT AND REAR – DRIVEWAY – OPEN PLAN KITCHEN DINING ROOM – CHAPEL ALLERTON MEANWOOD BORDER

A terrific opportunity for first time buyers, growing families or anyone looking for a move in ready home, this three bedroom semi-detached house has enormous potential to extend subject to the appropriate planning permissions. Located on the border with Chapel Allerton and Meanwood, the property is close to schools, shops, cafes, restaurants, bars, pubs, parks and transport links to name just some of the great local amenities close by. There are gardens to the front, rear and side, as well as driveway, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - D

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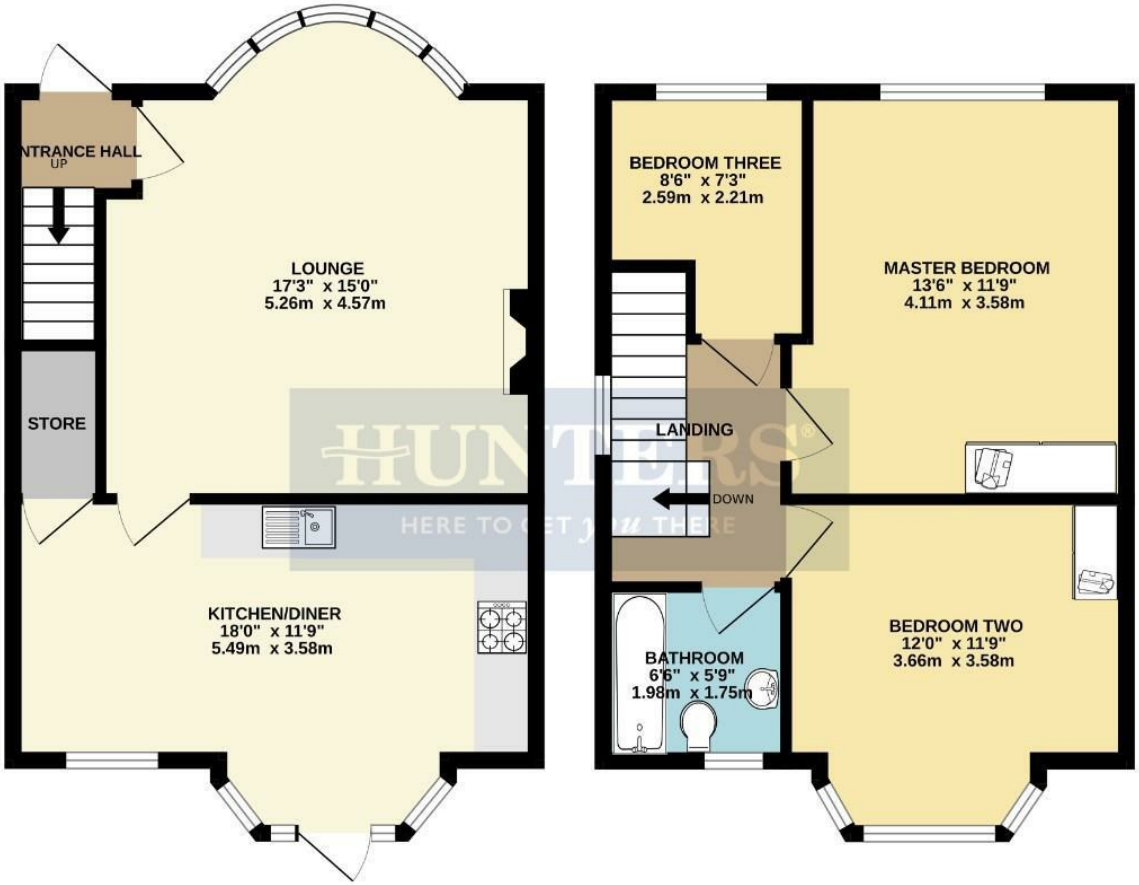
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



MILES HILL CRESCENT, LEEDS, WEST YORKSHIRE, LS7 2EU

TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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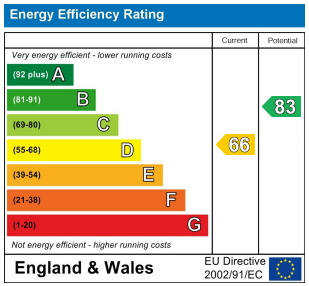
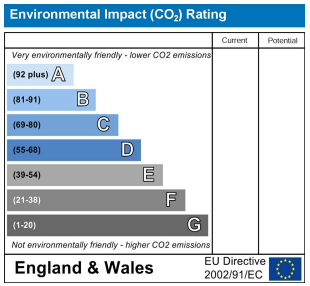




Entrance Hall
8'9" (max) - 4'3" (max)
Radiator and stairs to the upper level.

Lounge
17'3" (max) - 15'0" (max)
Wood burning stove with surround, radiator and bay window.

Kitchen Dining Room
18'0" (max) - 11'9" (max)
Stainless steel sink with drainer, gas hob with extractor over, fan oven, integral washer dryer, tiled splash back, tiled floor, radiator, bay window with door access to the rear gardens and a range of wall and base units.

Store Room
6'3" (max) - 3'0" (max)
Housing the boiler.

Landing
10'3" (max) - 6'6" (max)
Loft access and stairs to the lower level.

Master Bedroom
13'6" (max) - 11'0" (max)
Radiator and built in wardrobes.

Bedroom Two
12'0" (max) - 11'0" (max)
Radiator, bay window and built in wardrobes.

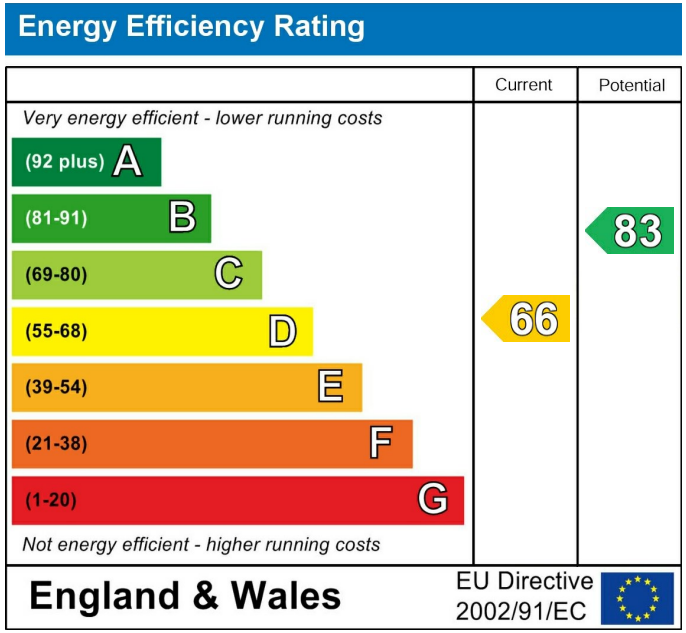
Bedroom Three
8'6" (max) - 7'3" (max)
Radiator.

House Bathroom
6'6" (max) - 5'9" (max)
Half tiled walls and tiled floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens
Grassed lawns, mature trees, flower beds, plants and shrubs.

Driveway
With parking for at least two vehicles.

Rear Gardens
Grassed lawns, patio area, mature hedges, 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.

I Love You