



Hansby Drive, Leeds LS14 6LR

welcome to

Hansby Drive, Leeds

NO DIY SKILLS? NO PROBLEM! At a Guide Price of £220,000 - £230,000 this BEAUTIFULLY PRESENTED semi detached home as been RECENTLY RENOVATED to an INCREDIBLE STANDARD and is just READY FOR YOU to view! With gardens to front and rear, PLUS a driveway for off street parking, what more could you need?



Kitchen

Comprising of a fitted kitchen with a range of base units, and work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, splash back, and a cooker hood over. Also has the gas central heating boiler, tiled flooring, washing machine, and an American style fridge freezer.

Entrance Hall

Having the entrance door to the front aspect with a window unit, gas central heating radiator, and stairs to the first floor landing.

Dining Room

With a double glazed bay window to the front aspect, a gas central heating radiator, and an opening to the lounge.

Lounge

With double glazed French doors leading out to the rear garden, and a has central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the loft space.

Bedroom One

Having a double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

Double glazed window to the front, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a white panel bath, wash hand basin, and a w.c. Part tiling to the walls, tiling to the floor, and a frosted double glazed window.

Exterior

Externally the property has a paved driveway to the front aspect with a lawned garden, and double gated access. To the rear is a further garden space with a patio seating area, lawn, a sun awning, and brick built storage building.



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welcome to

Hansby Drive, Leeds

- Guide Price £220,000 - £230,000
- Semi Detached Home
- Three Bedrooms
- Recently Renovated Throughout
- Ready To Move In To

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111784 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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