

# HUNTERS®

HERE TO GET *you* THERE



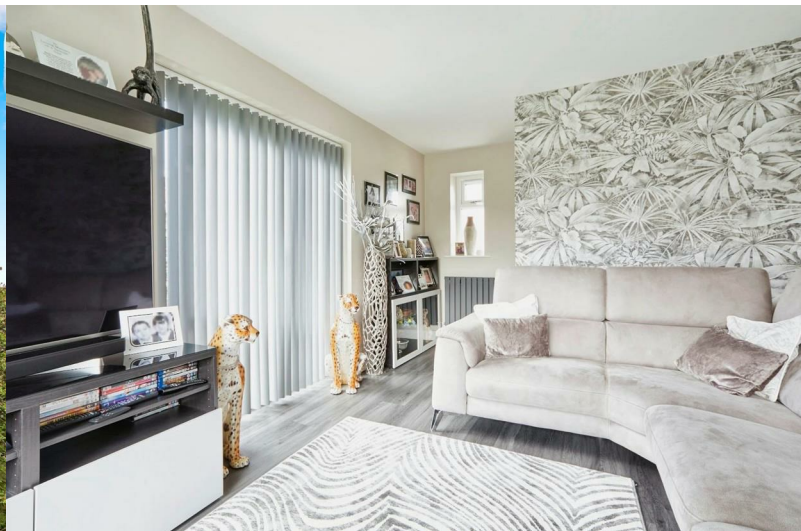
## Hare Park Mount

Leeds, LS12 5LR

£280,000



Council Tax: B





# 2 Hare Park Mount

Leeds, LS12 5LR

£280,000



- Stunning Semi detached house
- Two individual reception rooms
- Spacious double bedrooms with built-in wardrobes
- Immaculate recently refurbished kitchen
- Jacuzzi bath with electric shower
- Long concrete imprinted drive
- Large detached garage
- Garden with privacy
- Potential to extend further
- Downstairs wc and utility room

A beautifully presented semi-detached property with spacious reception rooms, a recently refurbished kitchen/diner, three bedrooms, a Jacuzzi bath, a large detached garage, and potential for further extension, with permission granted for a second floor extension including en-suite, perfect for families or couples who enjoy walking and cycling routes in a peaceful environment near green spaces and the countryside.

Presenting an exceptional semi-detached property for sale, set in an area renowned for its green spaces, peaceful environment, strong local community, and proximity to the open countryside. Perfect for families or couples who enjoy walking and cycling routes.

This immaculate extended property boasts two spacious reception rooms. The first features an practical laminate flooring, a large window, and a metal log burner with a stone lintel over the burner. The second reception room offers laminated wood flooring, space for lounge furniture, bi-folding doors to the side garden and a door leading to the downstairs WC.

The property offers a recently refurbished kitchen/diner, complete with ample storage units, and worktops. Additional features include a built-in fridge-freezer, a dishwasher, a tiled floor, and LED lighting. There is also space for a family table. A utility room off the kitchen provides extra storage units, a new gas boiler installed in 2022, and space for a washer-dryer.

There are three bedrooms in this property. The first and second bedrooms are spacious doubles, complete with built-in wardrobes. The third room, also spacious, can be used as a single bedroom or home office.

The bathroom is fitted with a white suite, including a Jacuzzi bath with an electric shower over the bath. LED lighting and tiled walls complete the look.

The property also boasts a large detached garage with light and power, a long concrete imprinted drive. With the potential to extend further above the existing side extension, to create added bedroom accommodation and a 2nd bathroom.

The Front garden is well screened for privacy and extends to the side of the house with a sun patio and Astroturf, perfect for alfresco dining. In addition, there is the benefit of a wooden summerhouse, outside power supply and water tap. The rear is gated, with a wooden shed and is paved for easy maintenance

Very well presented and with a new gas ch boiler installed in 2022 and PVC double glazing throughout, this lovely home is an opportunity not to be missed.

Tel: 0113 257 6198

### KITCHEN/DINER

17'4" x 11'3" (5.29m x 3.44m)

### LIVING ROOM

12'10" x 10'7" (3.92m x 3.24m)

### LOUNGE

17'2" x 10'3" (5.25m x 3.13m)

### UTILITY ROOM

7'1" x 6'1" (2.18m x 1.87m)

### DOWNSTAIRS WC

### BEDROOM ONE

12'4" x 10'7" (3.77m x 3.23m)

### BEDROOM TWO

11'5" x 10'6" (3.49m x 3.22m)

### BEDROOM THREE

7'1" x 5'8" (2.16m x 1.74m)

### BATHROOM

5'6" x 5'5" (1.70m x 1.67m)

### GARAGE

19'2" x 9'0" (5.86m x 2.75m)

### HALL

### FRONT PORCH



Road Map



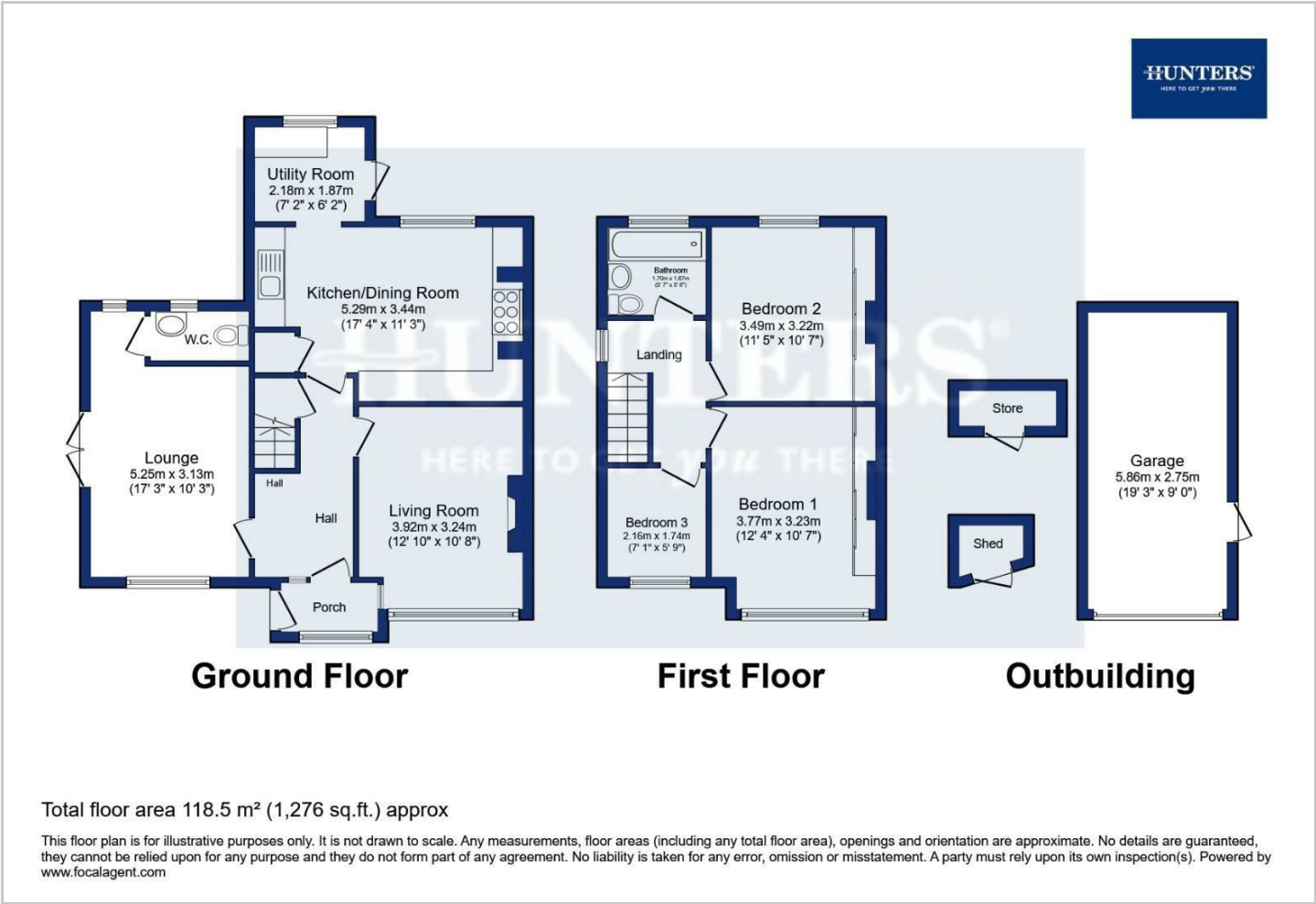
Hybrid Map



Terrain Map



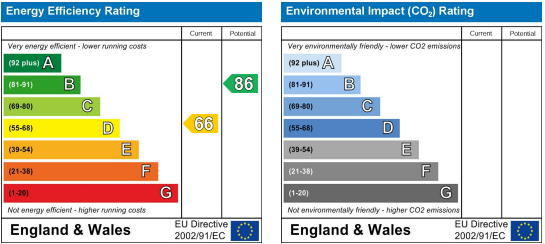
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.