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Dragon Road

Leeds, LS12 4BA

£230,000



Council Tax: B



3 Dragon Road

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£230,000



- Beautifully extended three-bedroom semi-detached home
- Spacious bay-fronted living room with contemporary feature fireplace
- Three bedrooms plus additional loft room
- Attractive front garden with established hedging and decorative planting
- Popular residential location with access to local amenities
- Versatile second reception room with French doors to the garden
- Contemporary family bathroom with shower over bath
- Ideal for first-time buyers and growing families
- Modern sage-green fitted kitchen with dining area
- Generous enclosed rear garden with spacious paved patio

An exciting opportunity to purchase this beautifully extended three-bedroom semi-detached home, offering spacious and versatile accommodation, a modern kitchen diner and a generous, enclosed rear garden. Ideally suited to first-time buyers, growing families or those looking for a well-maintained home, the property combines comfortable everyday living with excellent outdoor space and attractive presentation throughout.

Situated in a popular residential area of Leeds, the property enjoys a convenient position for local amenities, schools, transport connections and access to Leeds city centre.

Externally, the property has an attractive traditional appearance, with a smart rendered and brick frontage, bay windows and a welcoming entrance. The front garden is attractively landscaped with established hedging, decorative gravel and planted borders, whilst steps lead up to the main entrance.

Upon entering the property, a welcoming hallway with porch provides access to the ground-floor accommodation, with stairs rising to the first floor. The living room is a particularly inviting space, enjoying a generous footprint and a large front-facing bay window which allows plenty of natural light to fill the room. A striking navy feature wall incorporates a contemporary fireplace with a recessed electric fire, complemented by a floating wooden mantel and tasteful décor. The room offers ample space for comfortable seating and additional furnishings, creating an ideal setting for relaxing and entertaining.

An opening from the living room leads through to a second reception area, currently arranged as a children's playroom. This versatile space enjoys French doors opening directly onto the rear garden, allowing the indoor and outdoor accommodation to flow together. Whether used as a playroom, additional sitting area or dining room, it offers excellent flexibility to suit a range of lifestyles.

Adjoining is the extended kitchen diner providing a wonderful everyday family space, combining an attractive modern finish with practical functionality. The kitchen is fitted with a range of sage-green wall and base units, complemented by contrasting wood-effect worktops and light flooring. Integrated appliances include an oven and a contemporary angled extractor hood, whilst the generous worktop space provides ample room for food preparation. A dining area offers space for a family table, making this a lovely setting for everyday meals and entertaining. Windows to the rear and side allow natural light into the room, whilst a rear door provides access to the garden.

To the first floor, the property offers three bedrooms, each enjoying its own individual character and flexible accommodation. The main bedroom is a comfortable double room, tastefully presented with a feature wall, space for a double bed and additional bedroom furniture. A generous front-facing window provides natural light and an elevated outlook across the surrounding area. The second bedroom is another well-proportioned double room, currently arranged as a child's bedroom, with space for a bed and substantial storage furniture. The third bedroom is a single, currently used as a nursery, which could alternatively serve as a home office or dressing room depending on individual requirements. There is also a handy additional loft room, boarded with a pull down ladder from the landing and fit with a Velux window, power and additional eaves storage making for an ideal occasional room for children.

Completing the first-floor accommodation is a modern family bathroom, fitted with a white three-piece suite comprising a bath with shower over and glass screen, wash basin and WC. Contemporary tiling and neutral décor create a fresh and practical space.

Externally, the rear garden is a particular highlight of this home, offering a generous outdoor area designed for relaxing, entertaining and family enjoyment. The garden is predominantly laid to a spacious paved patio, providing ample room for outdoor dining furniture, seating and children's play equipment. The paved finish creates a practical, low-maintenance space which can be enjoyed throughout the year. Established hedging, mature trees and timber fencing provide an attractive green backdrop, whilst raised borders and decorative planting add colour and character. A useful outdoor storage unit offers additional space for garden equipment and everyday storage.

With direct access from the rear play/dining room and kitchen, the garden is perfectly positioned to complement the home's family-friendly accommodation. Combining spacious living areas, three bedrooms, a contemporary kitchen diner and generous outdoor space, this appealing home offers a wonderful opportunity for buyers looking to settle in an established residential location.

Early viewing is highly recommended to fully appreciate the accommodation, presentation and outdoor space on offer.

Tel: 0113 257 6198

DINING KITCHEN

15'8" x 11'3" (4.79m x 3.44m)

LIVING ROOM

13'8" x 9'10" (4.19m x 3.02m)

DINING ROOM

11'3" x 9'8" (3.43m x 2.96m)

BEDROOM ONE

13'8" x 10'0" (4.19m x 3.06m)

BEDROOM TWO

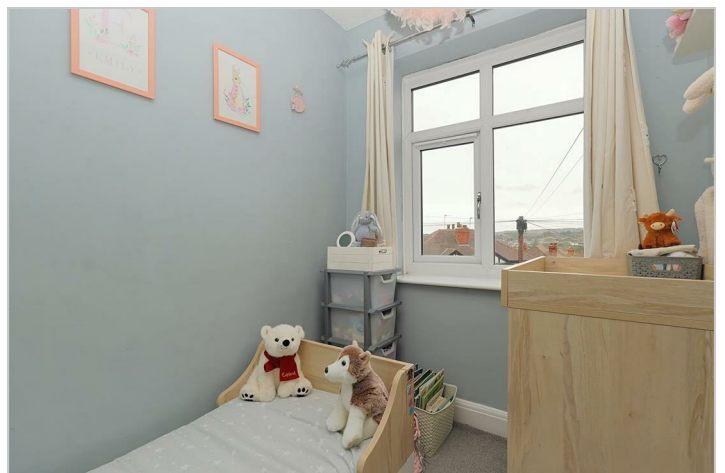
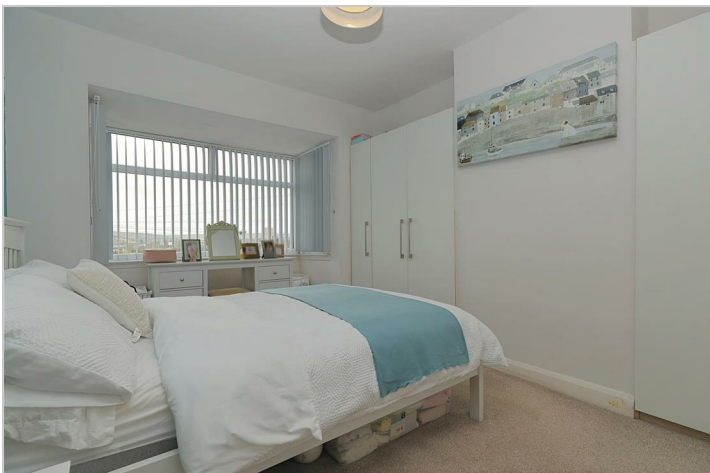
11'3" x 9'8" (3.45m x 2.96m)

BEDROOM THREE

7'3" x 5'8" (2.23m x 1.74m)

BATHROOM

6'8" x 5'10" (2.04m x 1.80m)



Road Map



Hybrid Map



Terrain Map



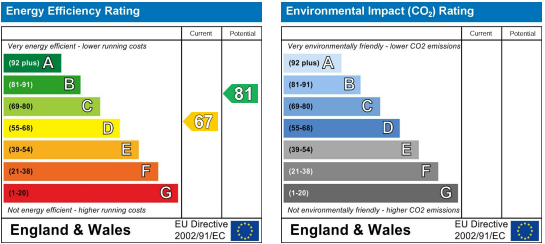
Floor Plan



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.