



**HUNTERS®**

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**58 Stainburn Crescent, Moortown, Leeds, LS17 6NS**

Energy Rating: D | Council Tax Band: C

Asking Price £375,000

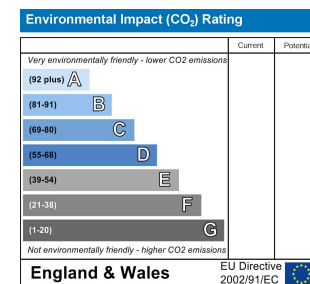
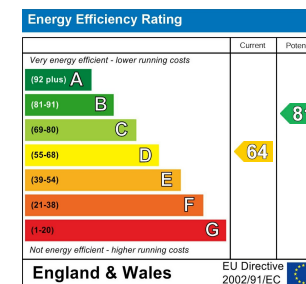
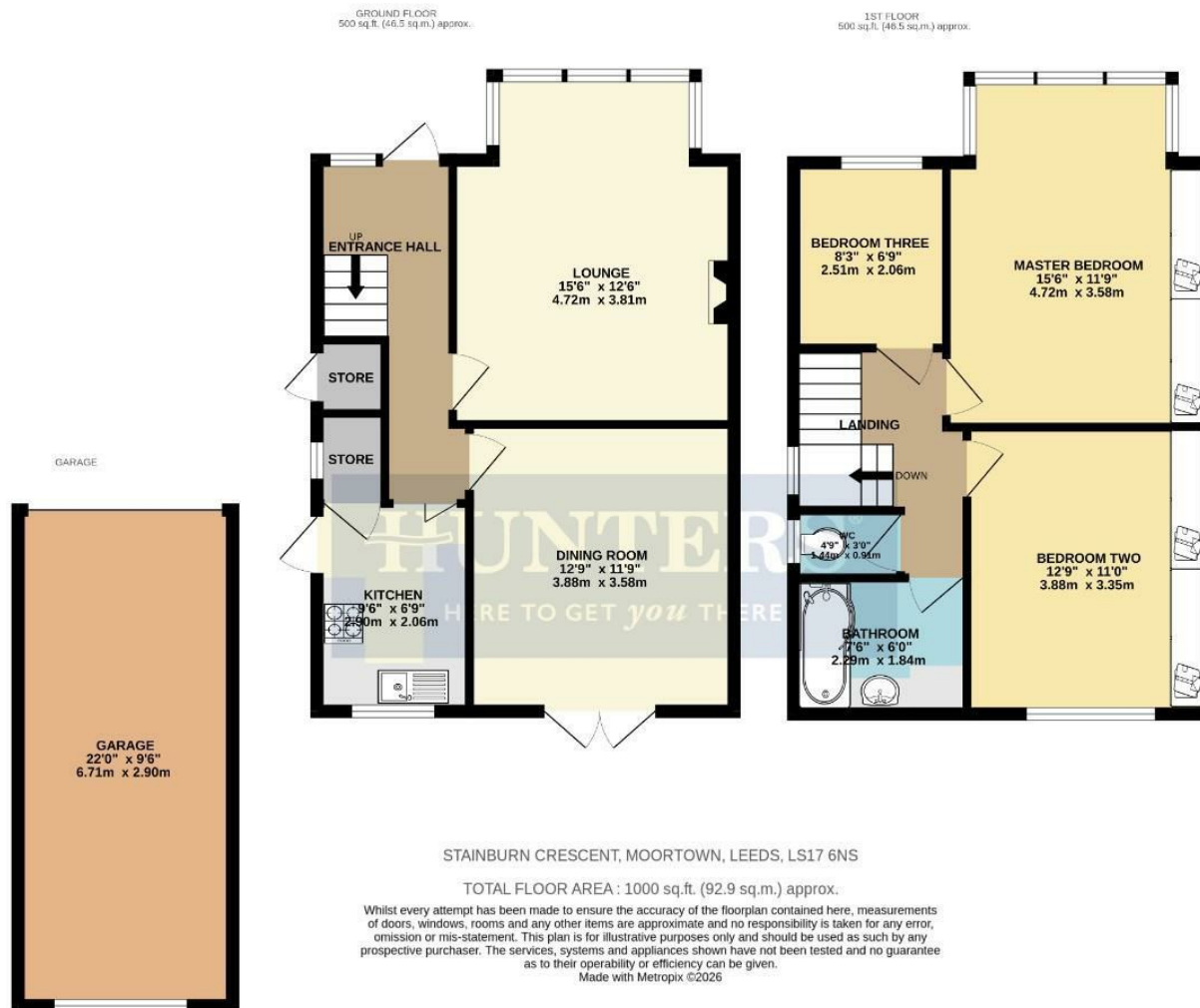
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EXCELLENT FIRST TIME BUYER OPPORTUNITY – IDEALLY FOR GROWING FAMILIES – THREE BEDROOM SEMI-DETACHED HOUSE – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND DETACHED GARAGE - WIDER THAN AVERAGE PLOT – MASSIVE POTENTIAL TO EXTEND TO THE REAR, SIDE AND IN THE LOFT SUBJECT TO PLANNING - IN NEED OF SOME MODERNISATION – MOORTOWN – NO CHAIN

A terrific first time buyer opportunity and excellent for growing families, this three bedroom semi-detached house, does require some modernisation, but has enormous potential to extend to the rear, side and in to the loft, subject to the appropriate planning permissions. Located in Moortown, the property is close to good and outstanding, primary and secondary schools, cafes, shops, restaurants, bars, pubs, transport links and parks, among other great local amenities close by. There are gardens to the front and rear, driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and separate kitchen, on the ground floor. On the first floor there are three bedrooms, landing, house bathroom and separate w/c. Energy Rating - D

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**Entrance Hall**

15'3" (max) - 6'9" (amx)

Radiator and stairs to the upper level.

**Lounge**

15'6" (max) - 12'6" (max)

Gas fire with surround, radiator, bay window and open plan to dining room.

**Dining Room**

12'9" (max) - 11'9" (max)

Radiator and double doors to the rear gardens.

**Kitchen**

9'6" (max) - 6'9" (max)

Gas hob with extractor over, fan oven, stainless steel sink with drainer, boiler. under floor heating, pantry and a range of wall and base units.

**Landing**

10'3" (max) - 7'6" (max)

Stairs to the lower level.

**Master Bedroom**

15'6" (max) - 11'9" (max)

Radiator, bay window and built in wardrobes,

**Bedroom Two**

12'9" (max) - 11'0" (max)

Radiator, access to the loft and built in storage.

**Bedroom Three**

8'3" (max) - 6'9" (max)

Radiator.

**Bathroom**

7'6" (max) - 6'0" (max)

Fully tiled walls and floor, wash hand basin, panel bath with shower over, heated towel rail and built in storage.

**W/C**

4'9" (max) - 3'0" (max)

W/c.

**Front Gardens**

Grassed lawns, flower beds, plants, bushes, trees and shrubs.

**Driveway**

With parking for several vehicles.

**Detached Garage**

22'0" (max) - 9'6" (max)

Up and over garage door, power and lights,

**Rear Gardens**

Grassed lawns, flower beds patio area, plants, trees and shrubs.

**Energy Efficiency Rating**

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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.









