



**HUNTERS®**

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**66 Spennithorne Avenue, Leeds, West Yorkshire, LS16 6JA**

Energy Rating: D | Council Tax Band: C

Offers Over £400,000

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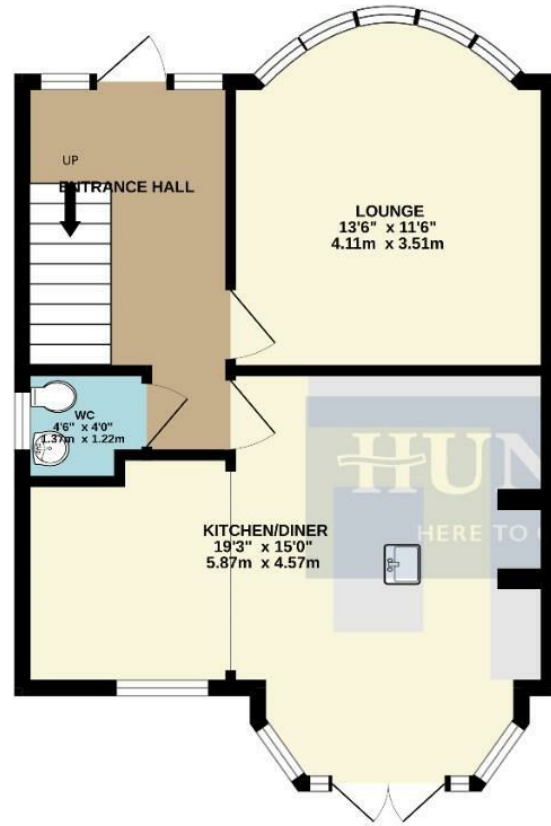
Offers Over £400,000

SUPERB FIRST TIME BUYER OPPORTUNITY – EXCELLENT FOR GROWING FAMILIES – IMMACULACY PRESENTED - RECENTLY RENOVATED TO A GREAT STANDARD – THREE BEDROOM SEMI-DETACHED HOUSE – DOWNSTAIRS W/C – EXCELLENT LARGER THAN AVERAGE PLOT – GARDENS TO THE FRONT AND REAR – DRIVEWAY & GARAGE – NO CHAIN

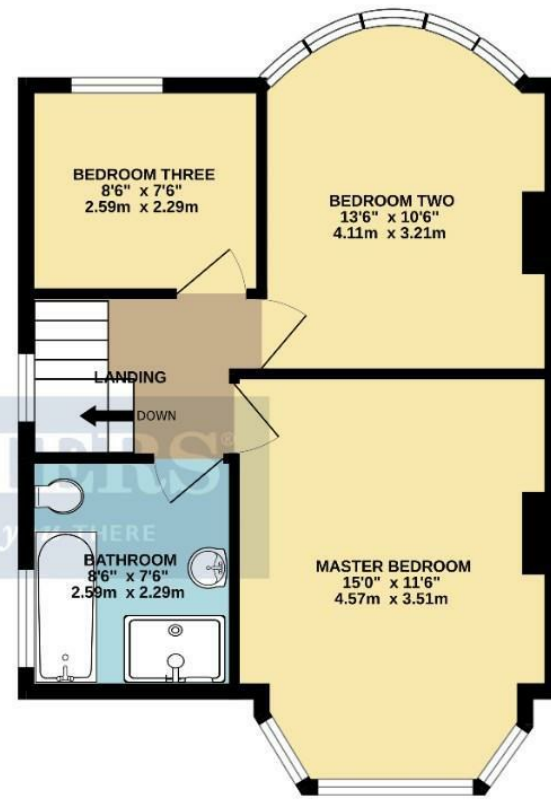
A terrific first time buyer opportunity and excellent for growing families, this three bedroom semi-detached house, is in immaculate move in ready condition, having recently been renovated to a great standard. Located in Lawnswood, the property is close to good and outstanding primary and secondary schools, including Lawnswood School, as well as shops, restaurants, bars, pubs, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear a driveway and detached garage externally. Internally it briefly comprises; entrance hall, downstairs w/c, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and four piece bathroom. Energy Rating - D

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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



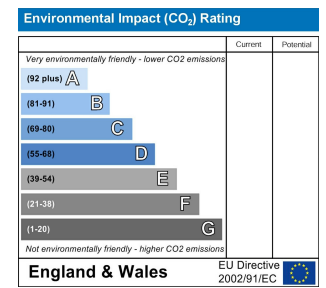
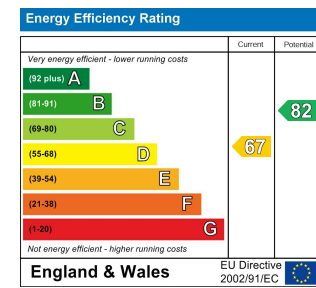
1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



SPENNITHORNE AVENUE, LEEDS, WEST YORKSHIRE, LS16 6JA

TOTAL FLOOR AREA : 950 sq.ft. (88.3 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**

13'3" (max) - 7'6" (max)  
Radiator and stairs to the upper level.

**Downstairs W/C**

4'6" (max) - 4'0" (max)  
Wash hand basin with pedestal under, radiator and w/c.

**Lounge**

13'6" (max) - 11'6" (max)  
Bay window, built in media wall and w/c.

**Kitchen Dining Room**

19'3" (max) - 15'0" (max)

**Kitchen Area**

Stainless steel sink set into a central island with a dish washer, fridge freezer, space for a range style cooker with an extractor fan over and a range of wall and base units.

**Dining Area**

Radiator and bay window with double doors to the rear gardens.

**Landing**

8'6" (max) - 7'6" (max)  
Built in storage and stairs to the lower level.

**Master Bedroom**

15'0" (max) - 11'6" (max)  
Radiator and bay window.

**Bedroom Two**

13'6" (max) - 10'6" (max)  
Radiator and bay window.

**Bedroom Three**

8'6" (max) - 7'6" (max)  
Radiator.

**Bathroom**

8'6" (max) - 7'6" (max)  
Tiled floor and half tiled walls, shower cubicle with glass enclosure, panel bath, wash hand basin with pedestal under and w/c.

**Front Gardens**

Grassed lawns, hedges, plants, bushes and trees.

**Driveway**

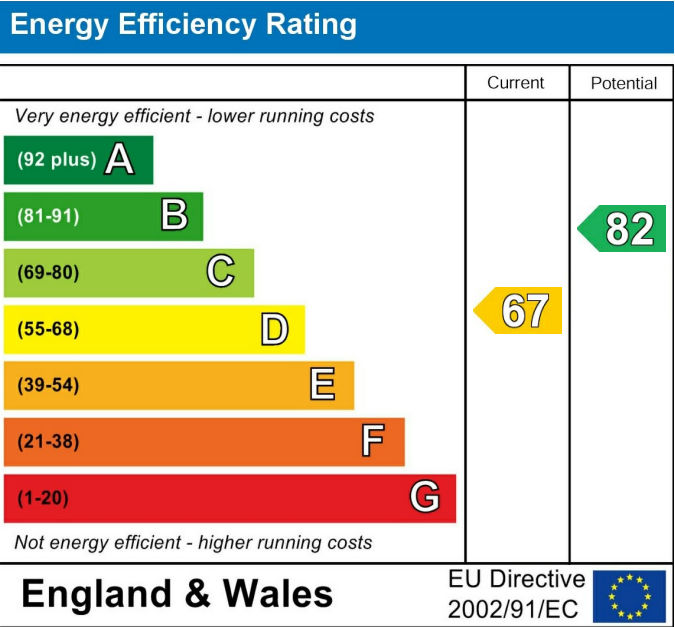
With parking for at least two vehicles.

**Garage**

Up and over door.

**Rear Gardens**

Grassed lawns, plants, bushes, flower beds, patio area, trees 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.









