HUNTERS®

HERE TO GET *you* THERE



# Rycroft Drive

Leeds, LS13 4NZ

Offers In The Region Of £160,000

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Council Tax: A





# 17 Rycroft Drive

## Leeds, LS13 4NZ

## Offers In The Region Of £160,000







- Mid Through terraced house
- Three good-sized bedrooms
- ideal renovation and value-add project
- Spacious living room with dining
- Generous separate kitchen area
- Front and enclosed rear gardens
- Close to shops and supermarkets
- Near primary and secondary schools
- Good road and rail links to Leeds
- No chain involved

An exciting opportunity to purchase a three-bedroom mid-through terrace, offered with vacant possession and providing excellent potential to improve, personalise and add value.

The accommodation begins with an entrance hall featuring useful built-in storage. A spacious living room provides ample space for both seating and dining, while the generously sized kitchen offers plenty of potential to create a modern and practical family space.

To the first floor are three well-proportioned bedrooms, a combined white bathroom suite, a separate WC and further built-in storage.

Externally, the property benefits from a lawned front garden, while the enclosed rear garden features both lawn and paved areas.

With its generous accommodation, convenient location and scope for improvement, this property is ideal for buyers looking to create a home to their own taste.

Bramley benefits from a range of local amenities including Bramley Shopping Centre, various convenience stores and cafés. The area is served by a selection of primary and secondary schools within a short drive. Nearby green spaces such as Bramley Park offer open lawns, play areas and walking routes.

Public transport connections are accessible, with Bramley railway station approximately 5–10 minutes' drive away, providing regular services to Leeds city centre in around 10 minutes and to Bradford in approximately 15–20 minutes. Local bus routes along main roads in LS13 also offer frequent links into central Leeds, Kirkstall and surrounding districts.

## KITCHEN
18'5" x 8'2" (5.63m x 2.49m)

## LIVING/DINING ROOM
22'10" x 10'8" (6.97m x 3.26m)

## BEDROOM ONE
11'6" x 10'8" (3.53m x 3.26m)

## BEDROOM TWO
11'3" x 10'8" (3.45m x 3.26m)

## BEDROOM THREE
11'6" x 6'0" (3.53m x 1.83m)

## BATHROOM
6'9" x 6'0" (2.08m x 1.83m)

## WC
6'9" x 2'11" (2.08m x 0.89m)









## Road Map



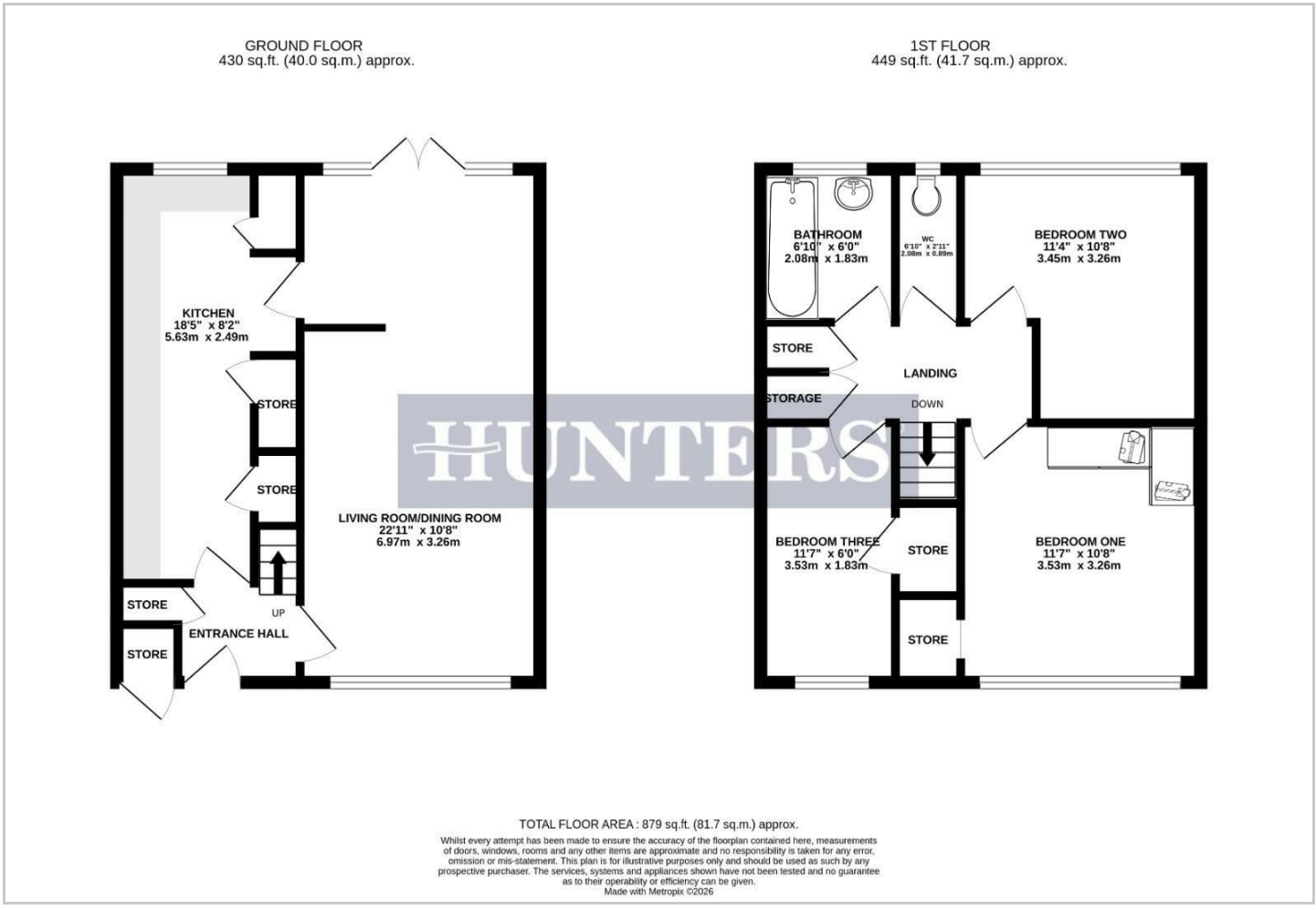

## Hybrid Map




## Terrain Map



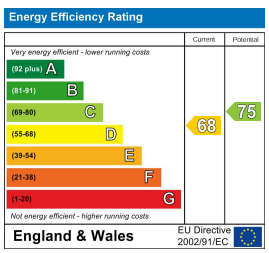

## Floor Plan

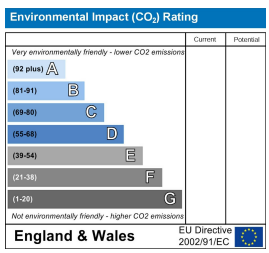



## Viewing

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com