

Estate &
Letting Agents

dwell

Spring Valley Crescent
Leeds
LS13 4RL
£165,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

dwell

Property Details

- Two Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Close to Local Amenities
- Attractive Rear and Front Gardens
- Spacious Reception Room
- On Street Parking
- Well Appointed Rooms Throughout
- Excellent Transport Links

0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Property Description

Situated in a popular residential area, conveniently located with good access to local amenities and excellent transport links, this nicely presented two-bedroom bungalow enjoys a large rear garden and well-appointed rooms incorporating a spacious living area at its heart.

INTERIOR

The property's main point of access is through a side door opening onto a small entrance hallway, leading to the kitchen and central living area, providing further access to a rear hallway leading to the bathroom and two bedrooms.

The KITCHEN includes a selection of wall and base units incorporating an integrated electric oven and gas hob with pull out extractor above, plus space and plumbing for a washing machine. A stainless-steel sink drainer sits below a window overlooking the front garden whilst the room also benefits from a tiled floor and splashback. Adjacent to the kitchen is a lovely, light, spacious, carpeted LIVING ROOM boasting a large window allowing for an abundance of natural light and views to the front garden, whilst the room is large enough to incorporate a seating area and separate space for a dining table if required. From here, a carpeted rear hallway leads to two bedrooms - BEDROOM 1 - a good sized, carpeted double room overlooking the rear garden and benefitting from fitted wardrobes, plus BEDROOM 2 - also fully carpeted and currently used as a dedicated office space also overlooking the rear garden. The BATHROOM comprises a bath with overhead shower attachment, wash hand basin and WC plus a wall mounted radiator and overlooks the side of the property.

EXTERIOR

Set over four levels, the sunny rear garden is a generous size including a sloped lawn and a large separate paved area below - ideal for an outdoor dining set. To the rear of the garden is an elevated area currently housing a storage shed, surrounded by a selection of mature shrubs and trees with planting beds offering opportunity for use as a dedicated vegi patch. Paved steps allow for each area of the garden to be accessed easily, leading down to a side path providing access to the front of the property. An attractive front garden sets the property back from the road, made private by a low wall and timber fence adjacent to a stepped path and entrance gate.

Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

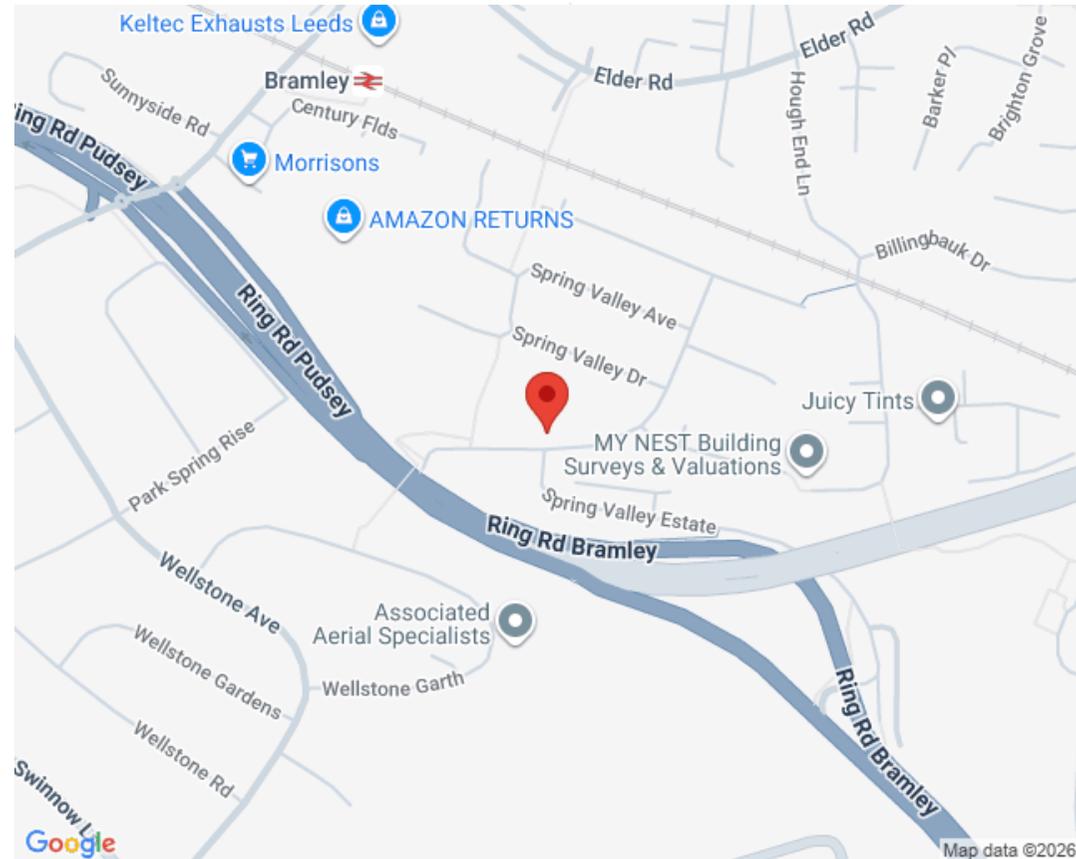
Estate &
Letting Agents

dwell

Area Description and Map

Area Description

The property itself is within a 15-minute walk of Bramley Train station and easy reach of a number of local amenities including Bramley Shopping Centre benefitting from a selection of shops, cafes and takeaways, plus the open green spaces available at Bramley Park and Bramley Fall Park. Easy access to the Leeds Outer Ring Road makes the property ideally situated for those looking to commute, with direct links and regular bus services to Leeds City Centre and surrounding suburbs including Kirkstall, Pudsey, Rodley and Armley.



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

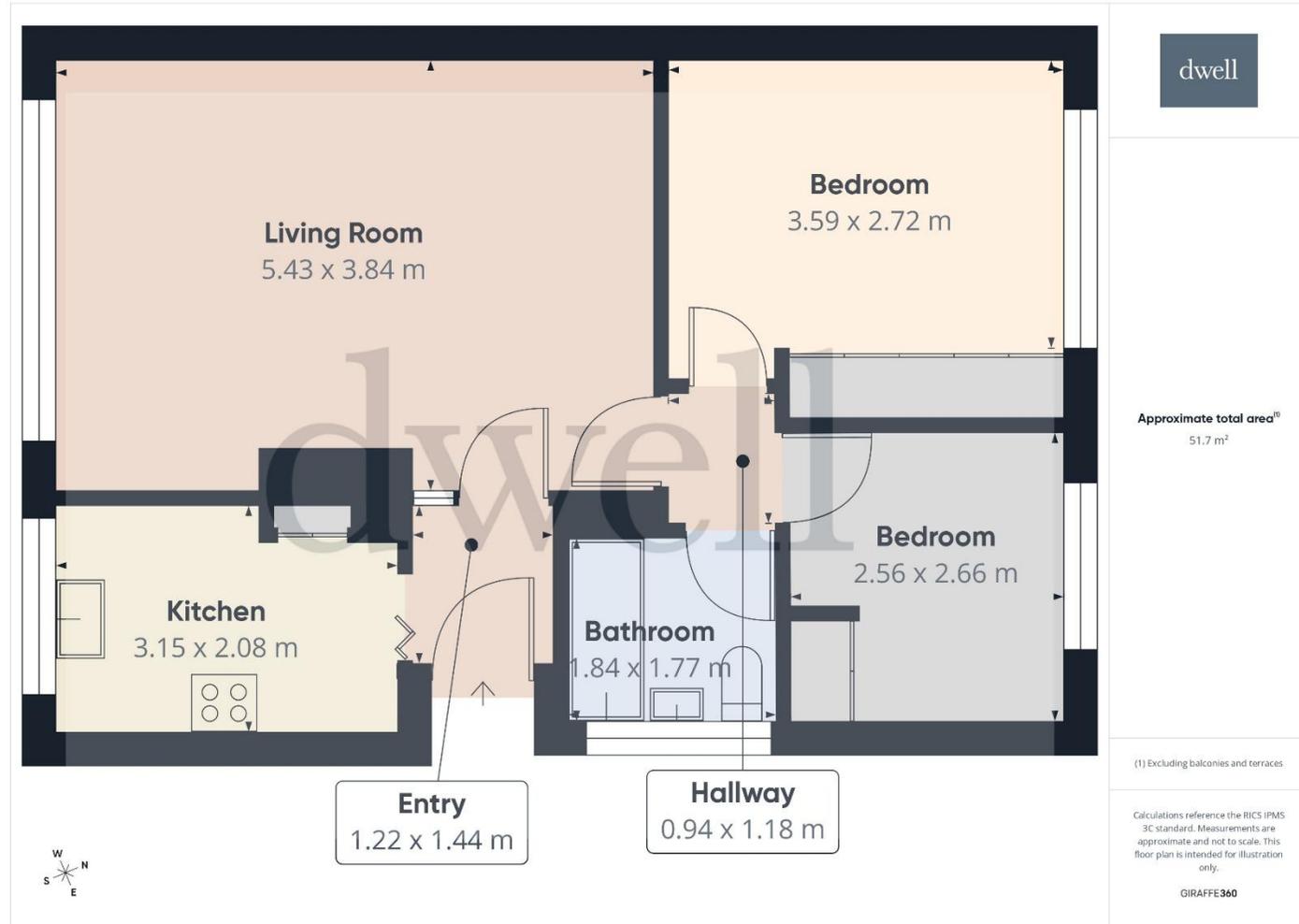


Estate &
Letting Agents

dwell

Floor Plan

Floor Plan - Total floor area 51.7 m²



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D