

# HUNTERS®

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**17 Westfield Close, Yeadon, Leeds, LS19 7NN**

**Asking Price £250,000**

**Property Images**





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## Property Images



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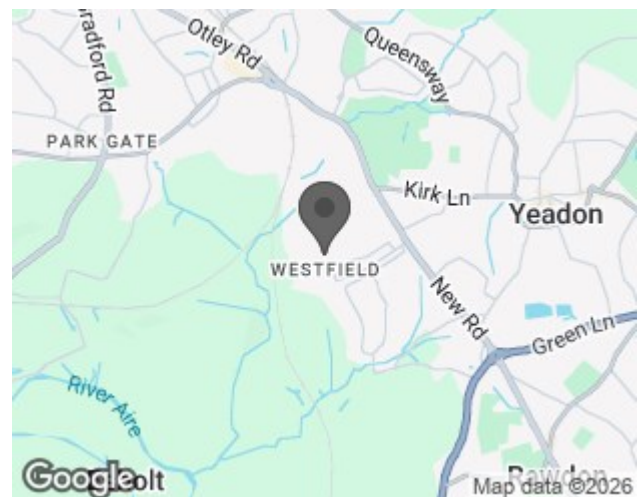
Total Area: 78.2 m<sup>2</sup> ... 842 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

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>		75
(55-68) <b>D</b>	58	
(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 2002/91/EC		

## Map



## Details

Type: Bungalow - Semi Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Situated near the edge of this sought-after cul-de-sac, this extended semi-detached bungalow presents an excellent opportunity for those looking to create a home to their own taste and specification. The property requires refurbishment throughout but offers great potential, with spacious and versatile accommodation and a lovely outlook over woodland to the rear.

The accommodation comprises an entrance hallway leading to a good-sized kitchen and a separate breakfast room or snug. The generous lounge/dining room provides ample space for both relaxation and entertaining, with a pleasant aspect to the rear garden. There are two bedrooms and a family bathroom on the ground floor, while a staircase leads to a third bedroom on the first floor, making this an ideal layout for families or those seeking flexible living arrangements.

Outside, the property benefits from gardens to both the front and rear, the latter enjoying a particularly attractive, private outlook towards mature woodland. A driveway provides off-street parking and leads to a detached garage, offering further storage or workshop potential.

Located within easy reach of local shops, well-regarded schools, and a range of amenities, the bungalow occupies a peaceful yet convenient position, ideal for those seeking a balance between tranquillity and accessibility.

Offered to the market with no onward chain, this property represents an exciting opportunity to acquire a home with excellent scope for improvement in a desirable and well-connected setting. Early viewing is highly recommended to appreciate the position, potential, and possibilities this property has to offer.

## Features

- CUL DE SAC LOCATION • IN NEED OF UPDATING • GARAGE AND DRIVEWAY • EXTENDED TO REAR • DORMER BUNGALOW • CLOSE TO AMENITIES AND TRANSPORT LINKS • NO ONWARD CHAIN