

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Station Parade

Leeds, LS5 3HG

Offers Over £270,000



Council Tax: B



# 40 Station Parade

Leeds, LS5 3HG

Offers Over £270,000



- CHAIN FREE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- SPACIOUS LOUNGE WITH WOOD BURNER
- MODERN BATHROOM
- DELIGHTFUL REAR GARDEN
- THREE BEDROOMS
- EPC RATING:- C
- COUNCIL TAX BAND:- B

Offered to the market chain free, this property is expected to generate strong interest. Internally, the home has been tastefully decorated throughout and is ready for immediate occupation. The accommodation briefly comprises an inviting entrance hallway leading into a spacious and modern lounge, featuring a charming bay window with fitted shutters, a cosy log burner, and solid wood flooring.

To the rear, the kitchen breakfast room offers an excellent range of units, generous worktop space, and the added benefit of a useful pantry for extra storage, complemented by a stylish roll top sink and direct access to the garden—perfect for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms and a third single room, currently utilised as a home office. The bedrooms also benefit from fitted shutters, adding both style and privacy. A contemporary house bathroom completes the first floor, fitted with a shower over the bath and a sleek built-in vanity unit.

Externally, the property enjoys a private front garden with a hedge boundary, while the rear garden is a real highlight, beautifully maintained with a lawn, fully enclosed for privacy, and a decking area ideal for entertaining family and friends during long summer evenings.

This is a truly delightful home that will not disappoint. Early viewing is highly recommended, contact us today to arrange yours.

Tel: 0113 257 6198

## KITCHEN

16'7" x 8'10" (5.06m x 2.71m)

## LIVING ROOM

14'5" x 13'3" (4.41m x 4.06m)

## BEDROOM ONE

12'0" x 10'7" (3.68m x 3.25m)

## BEDROOM TWO

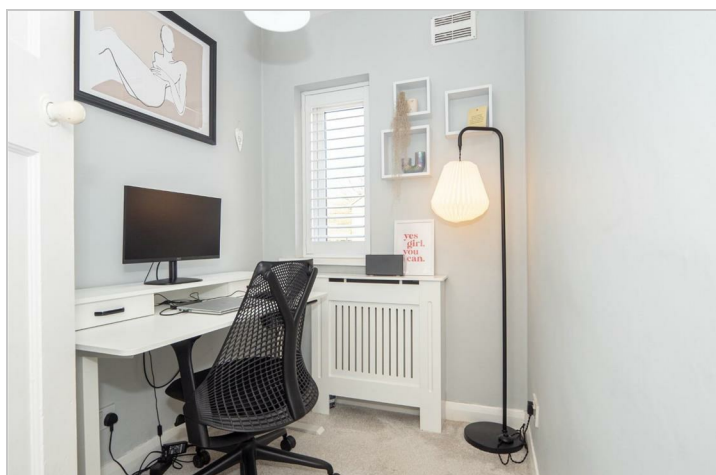
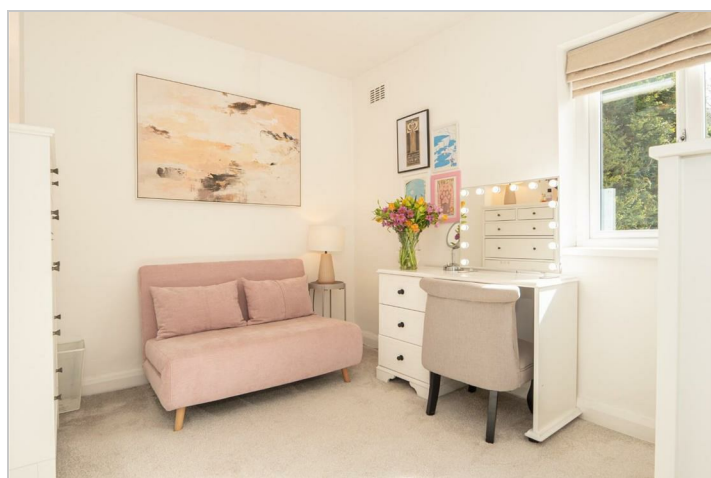
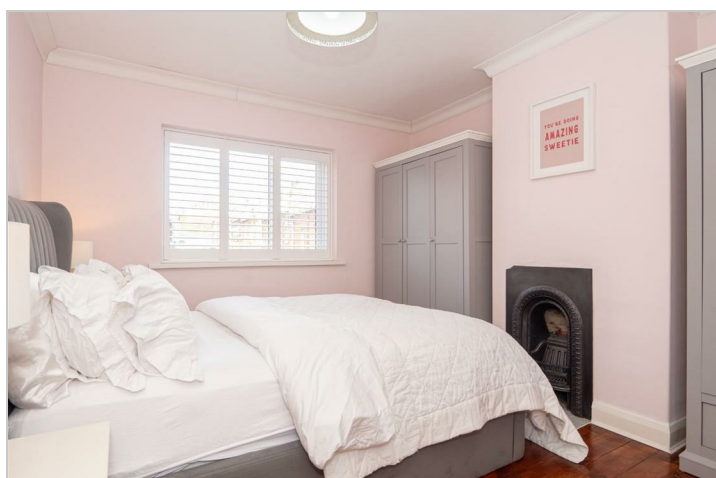
10'7" x 8'11" (3.25m x 2.72m)

## BEDROOM THREE

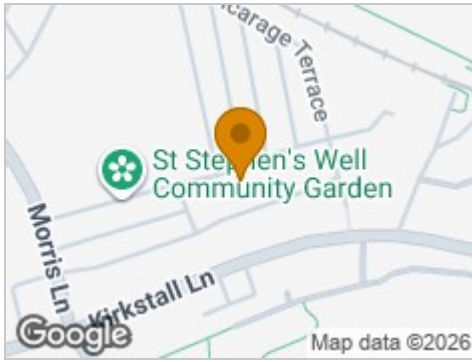
6'1" x 5'11" (1.87m x 1.81m)

## BATHROOM

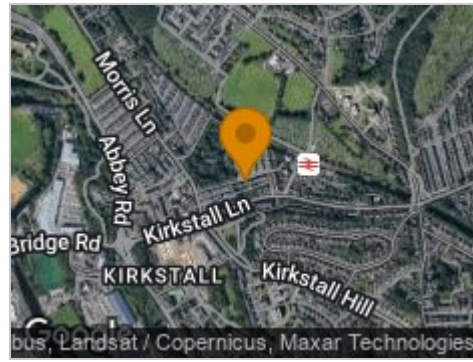
5'11" x 5'8" (1.81m x 1.74m)



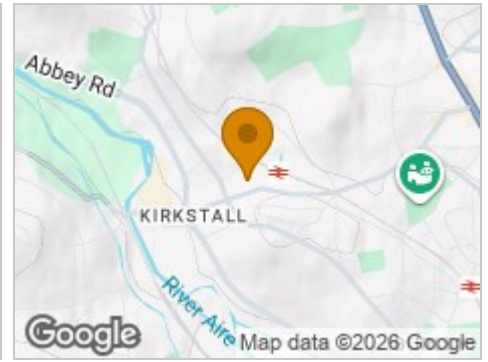
## Road Map



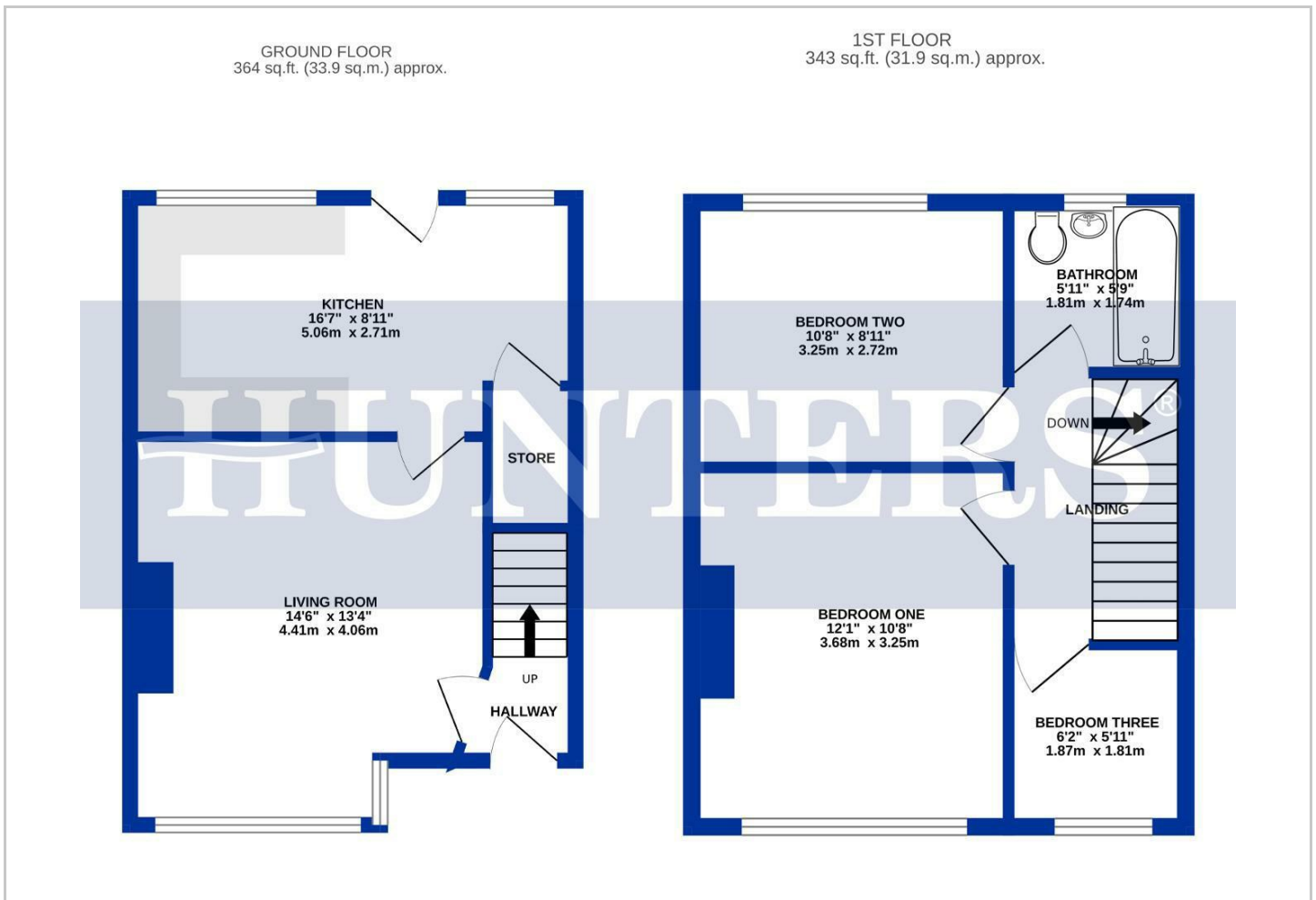
## Hybrid Map



## Terrain Map



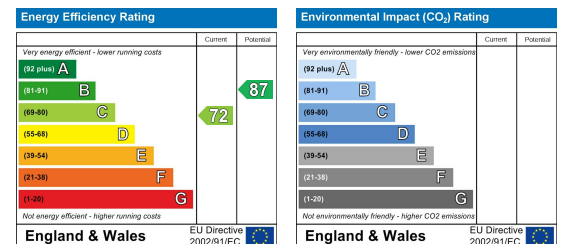
## Floor Plan



## 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.