

# HUNTERS®

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## Leysholme Crescent

Leeds, LS12 4HH

£199,950



Council Tax: B



# 105 Leysholme Crescent

Leeds, LS12 4HH

£199,950



- Beautifully presented semi-detached bungalow
- Peaceful position with no through traffic
- Generous plot backing onto Cabbage Hill
- Modern open-plan living and kitchen area
- Bifold doors leading to conservatory extension
- Plenty storage space throughout
- Cosy living room with media wall and electric fire
- Spacious double bedroom with bay window
- Boarded loft room providing excellent storage / versatility
- Attractive low-maintenance garden

This gorgeous semi-detached bungalow is for sale in a peaceful part of Leeds, set on a generous plot with no through traffic and backing onto Cabbage Hill, ideal for couples or downsizers seeking a calm setting with great transport links and green space nearby.

Inside, an open-plan layout connects the L-shaped kitchen and reception room, creating a sociable main living area. The kitchen offers grey wall and base units, an integrated freezer and range-style oven, and flows neatly into the living room. The living room features a media wall, cosy electric fire, plush carpet and access to a boarded loft room, providing useful additional storage or hobby space accessible via pull-down ladder.

Bi-fold doors lead from the living area into a centrally heated conservatory, used as a dining space with pleasant views and direct access to the beautiful low-maintenance garden. The double bedroom includes a bay window with blinds, deep space for wardrobes, a ceiling fan and plush carpet. The bathroom has a bath with over-shower, white vanity sink, white WC, heated towel rail and frosted window, giving a clean, fresh finish. To the front, there is off-street parking for two cars.

The property is within Council tax band B. The locality offers nearby schools, local amenities and parks, along with the convenience of the nearby ring road for routes around Leeds and towards Bradford and the wider West Yorkshire area. Leeds city centre is accessible by bus and car, with frequent services running to the main shopping, business and leisure districts, and onward rail connections from Leeds Station to destinations such as York, Manchester and London. Overall, this ready-to-move-into bungalow combines a peaceful setting with practical living space and good local facilities.

## KITCHEN

14'7" x 11'8" (4.46m x 3.58m)

## LIVING ROOM

14'7" x 11'2" (4.46m x 3.41m)

## BEDROOM

14'7" x 13'2" (4.46m x 4.03m)

## BATHROOM

6'11" x 4'7" (2.12m x 1.40m)

## CONSERVATORY

11'1" x 8'11" (3.40m x 2.72m)

## PORCH

9'10" x 3'8" (3.02m x 1.14m)



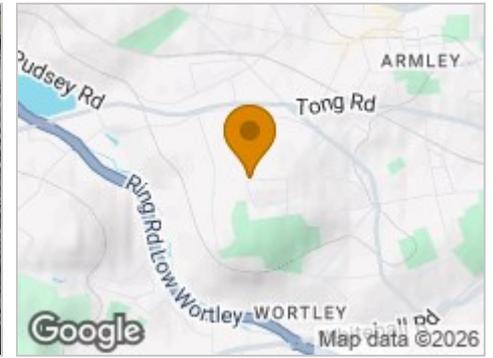
## Road Map



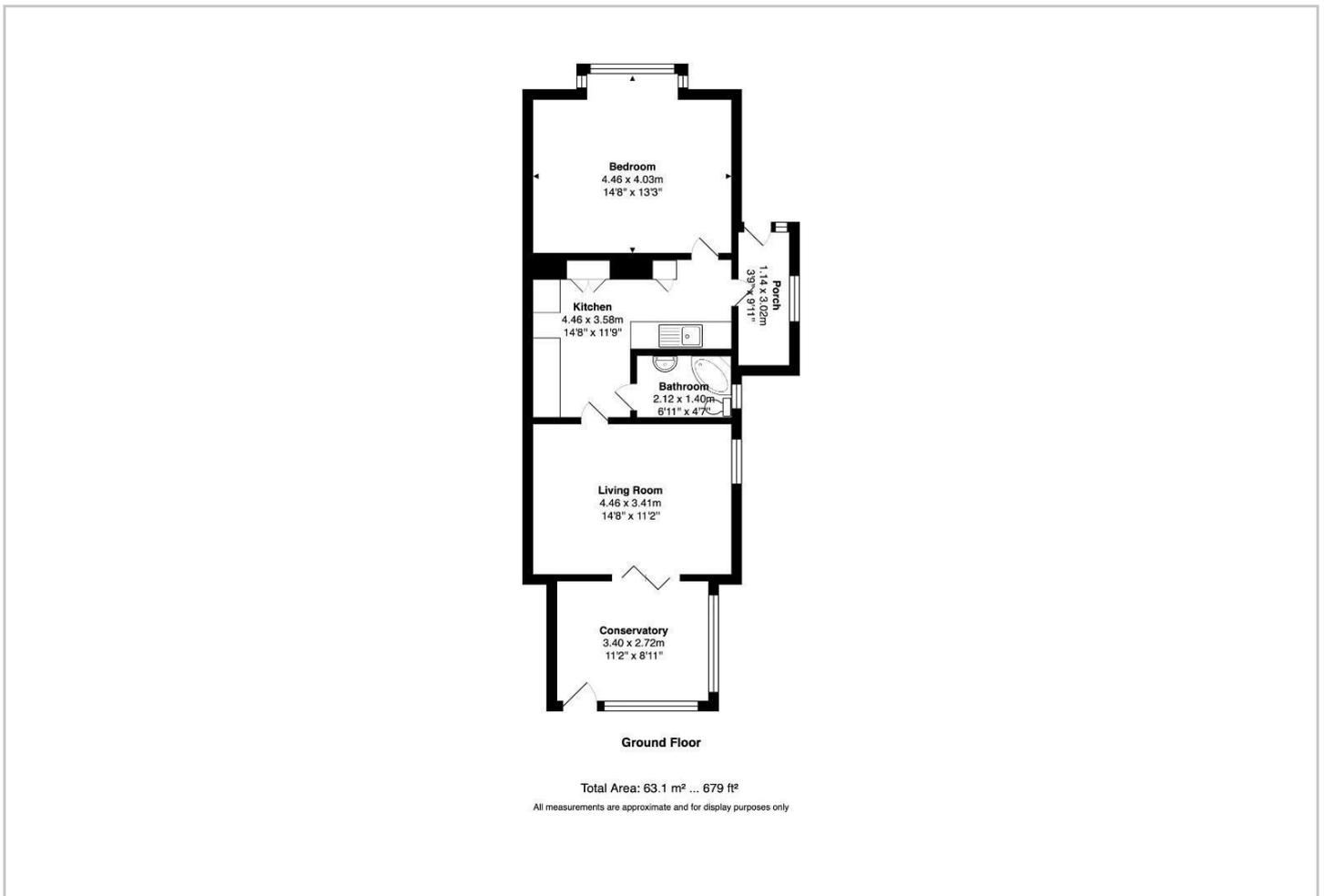
## Hybrid Map



## Terrain Map



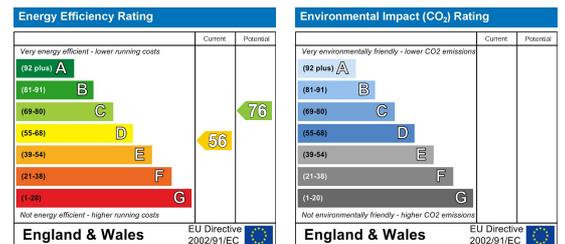
## Floor Plan



## 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.