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17 Red Hall Garth, Leeds, West Yorkshire, LS14 1DZ
Energy Rating: D | Council Tax Band: D
Offers Over £310,000

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SUPERB FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – GREAT DOWNSIZER OPPORTUNITY – SEMI-DETACHED DORMA BUNGALOW – FIVE BEDROOMS – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DETACHED GARAGE – DRIVEWAY – WHINMOOR

A terrific opportunity for first time buyers, downsizers or anyone looking for a great family home in great condition, this five bedroom, two bathroom, dorma semi-detached bungalow, ticks all the boxes. Located in Whinmoor, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, cafes and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; porch, entrance hall, lounge dining room, kitchen, bathroom and two double bedrooms on the ground floor. On the first floor is an ensuite master bedroom, landing and two further bedrooms. Energy Rating - D

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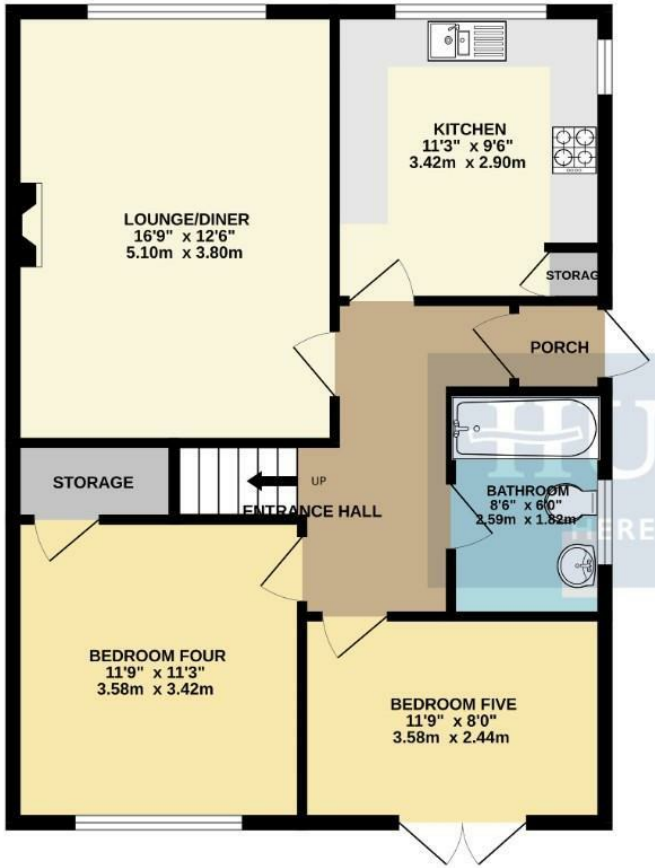
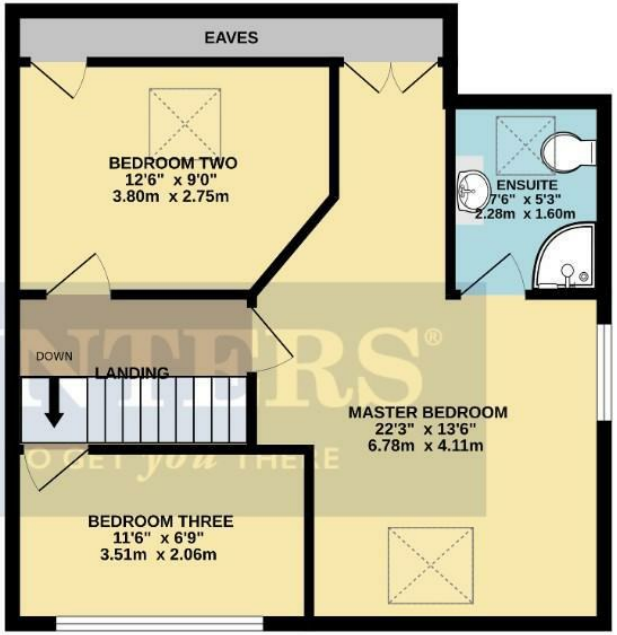
GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



GARAGE

RED HALL GARTH, LEEDS, WEST YORKSHIRE, LS14 1DZ

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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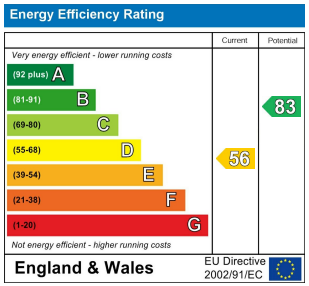
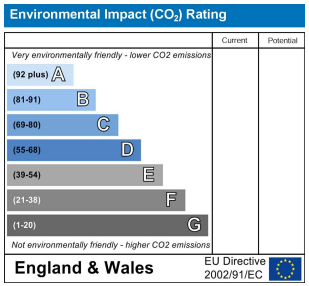




Porch
3'6" (max) - 3'0" (max)
Tiled floor.

Entrance Hall
13'6" (max) - 7'3" (max)
Radiator and stairs to the upper level.

Lounge Dining Room
16'9" (max) - 12'6" (max)
Radiator and electric fire with surround.

Kitchen
11'3" (max) - 9'6" (max)
Tiled floor, tiled splash back, gas hob with extractor over, double fan oven, dish washer, composite sink with drainer, store room and a range of wall and base units.

Bedroom Four/ Sitting Room
11'9" (max) - 11'3" (max)
Radiator and storage under the stairs.

Bedroom Five
11'9" (max) - 8'0" (max)
Radiator and double doors onto the rear gardens patio.

Bathroom
8'6" (max) - 6'0" (max)
Half tiled walls and tiled floor, panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

Landing
9'3" (max) - 6'0" (max)
Stairs to the lower level.

Master Bedroom
22'3" (max) - 13'6" (max)
Radiator, velux window and access to under eaves storage.

Ensuite
7'6" (max) - 5'3" (max)
Tiled walls, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail. velux window and w/c.

Bedroom Two
12'6" (max) - 9'0" (max)
Radiator, velux window and access to under eaves storage.

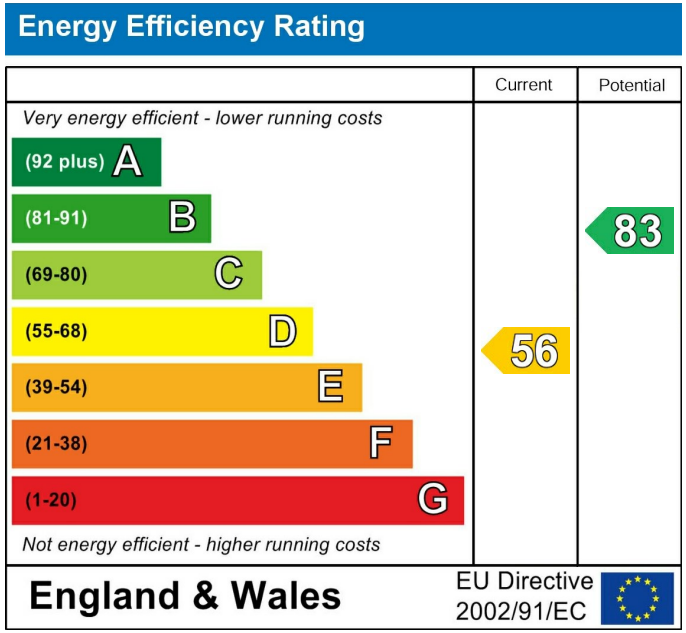
Bedroom Three
11'6" (max) - 6'9" (max)
Radiator.

Front Gardens
Grassed lawns, flower beds, plants and bushes.

Driveway
With parking for at least two vehicles.

Detached Garage
16'6" (max) - 8'6" (max)
Up and over door, power and lights.

Rear Gardens
Grassed lawns, patio area, mature hedges, flower beds, plants and shrubs.



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. 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.