

HUNTERS[®]

HERE TO GET *you* THERE



Birchwood Hill

Leeds, West Yorkshire, LS17 8NT

Asking Price £290,000



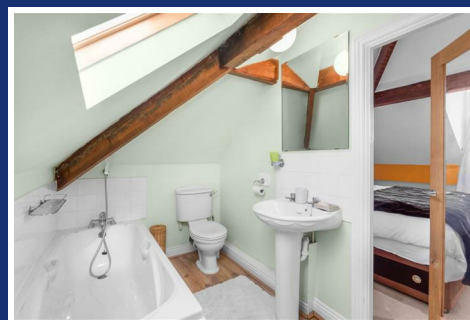
Council Tax: B



125 Birchwood Hill

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Hallway

14'6" (max) - 9'2" (max) (4.42m (max) - 2.79m (max))

Stairs to the upper level.

Lounge

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))

Radiator, electric fire with surround and double doors to the conservatory.

Conservatory

10'9" (max) - 10'3" (max) (3.28m (max) - 3.12m (max))

Radiator and door to the rear gardens.

Kitchen

10'3" (max) - 8'0" (max) (3.12m (max) - 2.44m (max))

Stainless steel sink with drainer, under counter fridge and freezer, hob with extractor over, fan oven, tiled splash back, door to the rear gardens and a range of wall and base units.

Bedroom Two

11'0" (max) - 8'3" (max) (3.35m (max) - 2.51m (max))

Radiator and under stairs storage.

Bedroom Three

8'0" (max) - 6'6" (max) (2.44m (max) - 1.98m (max))

Radiator.

Shower Room

6'0" (max) - 5'0" (max) (1.83m (max) - 1.52m (max))

Fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

First Floor Landing

5'3" (max) - 4'9" (max) (1.60m (max) - 1.45m (max))

Stairs to the lower level.

Store Room

3'6" (max) - 2'6" (max) (1.07m (max) - 0.76m (max))

Housing the boiler.

Master Bedroom

15'0" (max) - 9'3" (max) (4.57m (max) - 2.82m (max))

Radiator and built in storage.

Ensuite Bathroom

11'3" (max) - 5'6" (max) (3.43m (max) - 1.68m (max))

Panel bath with shower over, wash hand basin, built in storage, radiator, velux window and w/c.

Front Garden

Walkway to the front door, hedges, flower beds, plants, bushes and shrubs.

Driveway

With parking for one vehicle.

Rear Garden

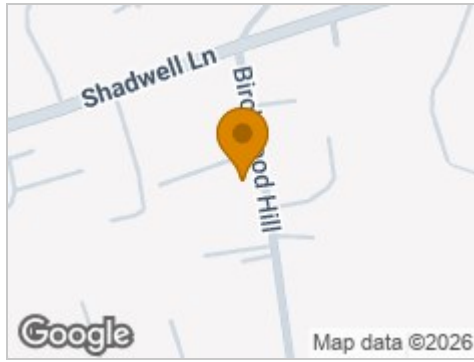
Mainly grassed lawns, hedges, trees, plants, bushes, flower beds, patio and shrubs.

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR A DOWNSIZER – THREE BEDROOMS – SEMI-DETACHED HOUSE – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – CONSERVATORY – NO CHAIN

Available with now chain, this three bedroom two bathroom semi-detached is ideal for anyone looking to downsize, purchase for the first time or acquire good space in a great area. Located on the border with Roundhay and Shadwell, the property is close to schools, transport links, parks, bars, pubs, restaurants, cafes and shops to mention just some of the great amenities close by. There are gardens to the front and rear as well as a driveway externally. Internally, it briefly comprises; entrance hall, lounge, kitchen, conservatory, two bedrooms and shower room on the ground floor. On the first floor there is an ensuite master bedroom, landing and store room. Energy rating - D



Road Map



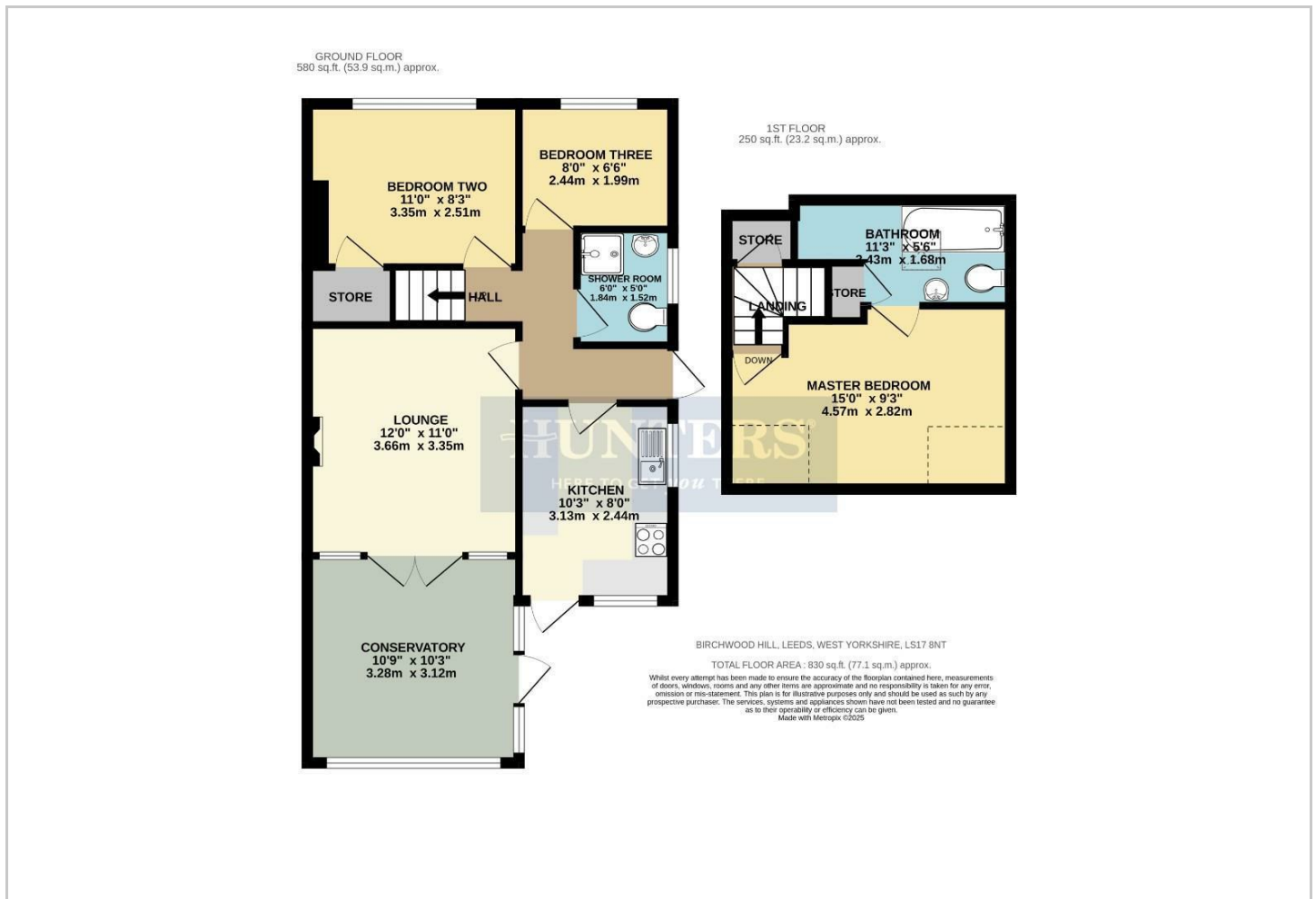
Hybrid Map



Terrain Map



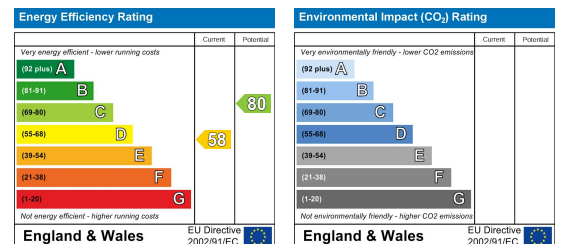
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.