HUNTERS®
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12 Bennet Court, Leeds, West Yorkshire, LS15 9AX

Energy Rating: TBC | Council Tax Band: B

Asking Price £215,000

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EXCELLENT FIRST TIME BUYER OPPORTUNITY – SUPERB MOVE IN READY CONDITION – MID-TERRACE PROPERTY – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE - WHITKIRK – CUL-DE-SAC LOCATION

A superb opportunity for first time buyers, downsizers or anyone looking for a well appointed space, this three bedroom mid-terrace house is in move in ready condition. Located on a quiet cul-de-sac in Whitkirk, close to good and outstanding primary and secondary schools, shops, bars, restaurants, parks and transport links, to name just some of the great amenities close by. There are gardens to the front and rear, a detached garage and driveway, externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen and porch on the ground floor. On the first floor there are three bedrooms, landing and shower room. Energy Rating - TBC

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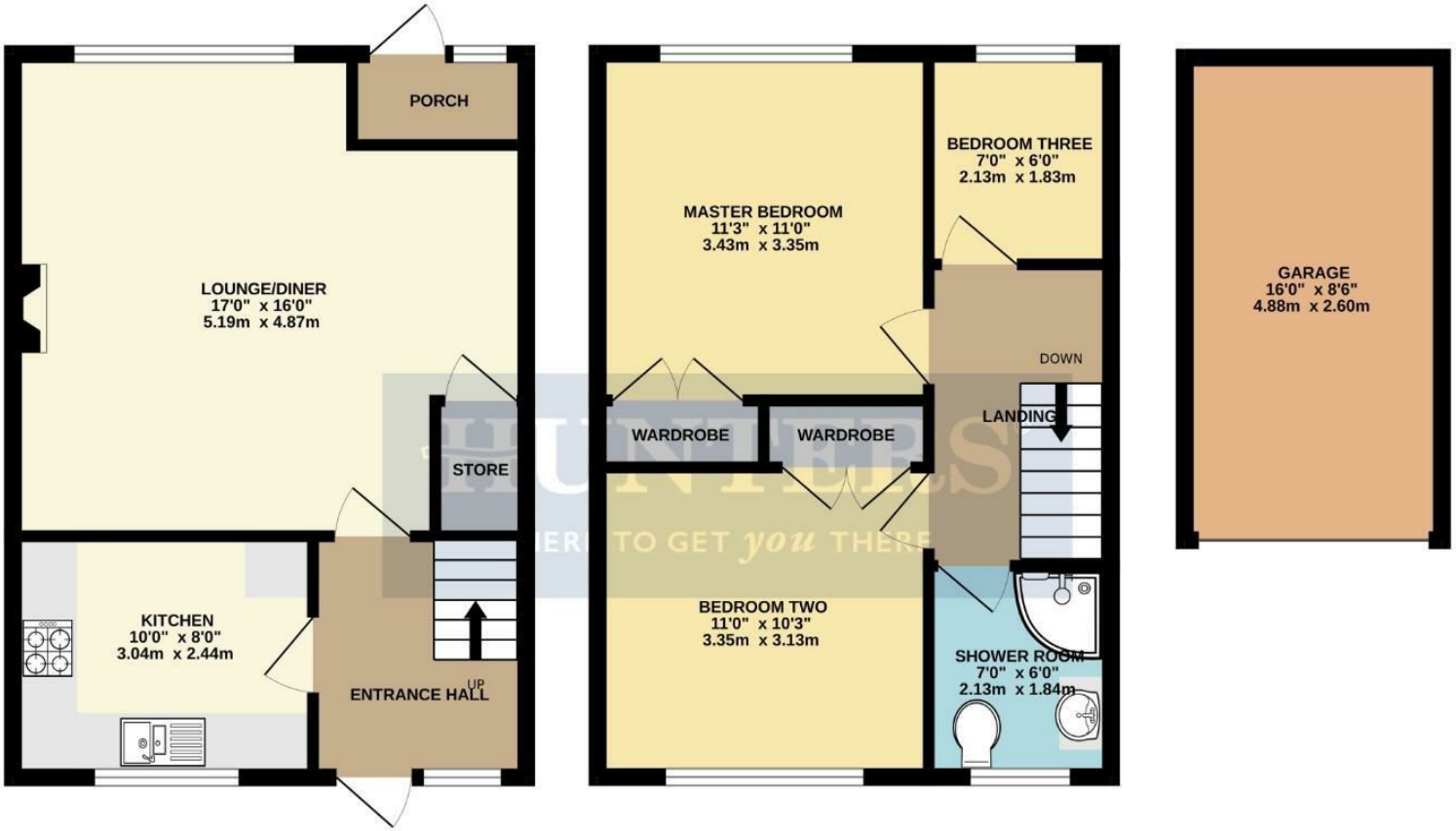
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

GARAGE



BENNET COURT, LEEDS, WEST YORKSHIRE, LS15 9AX

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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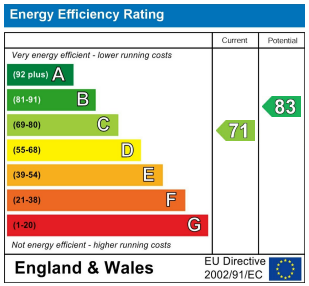
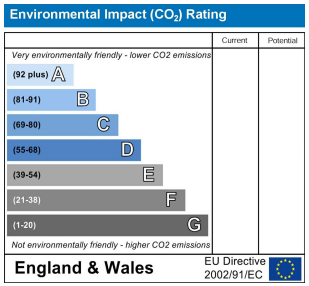




Entrance Hall
8'0" (max) - 7'0" (max)
Radiator, tiled floor and stairs to the upper level.

Lounge Dining Room
17'0" (max) - 16'0" (max)
Gas fire with surround and radiator.

Porch
5'9" (max) - 3'0" (max)

Store Room
5'9" (max) - 3'0" (max)

Kitchen
10'0" (max) - 8'0" (max)
Gas hob with extractor over, fan oven, tiled splash back, tiled floor, composite sink with drainer, boiler, plumbing and space for a washing machine and a range of wall and base units.

Landing
9'6" (max) - 6'0" (max)
Radiator, loft access and stairs to the lower level.

Master Bedroom
11'3" (max) - 11'0" (max)
Radiator and built in wardrobes.

Bedroom Two
11'0" (max) - 10'3" (max)
Radiator and built in wardrobes.

Bedroom Three
7'0" (max) - 6'0" (max)
Radiator.

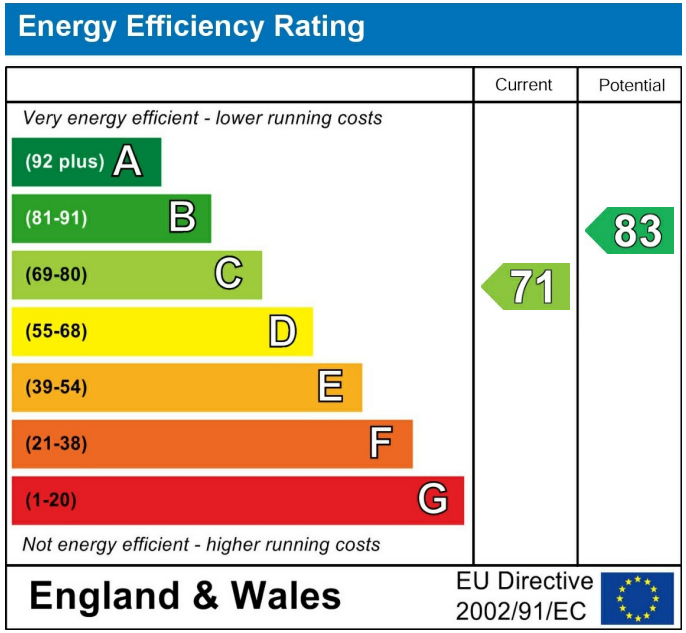
Shower Room
7'0" (max) - 6'0" (max)
Fully tiled walls and floor, corner shower with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens
Lawned with AstroTurf, outdoor cold water tap, flower beds plants and shrubs.

Driveway
With parking for two vehicles.

Detached Garage
16'0" (max) - 8'6" (max)
Up and over garage door.

Rear Garden
Mainly paved with graveled area.



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.

Hotpoint