

# HUNTERS®

HERE TO GET *you* THERE



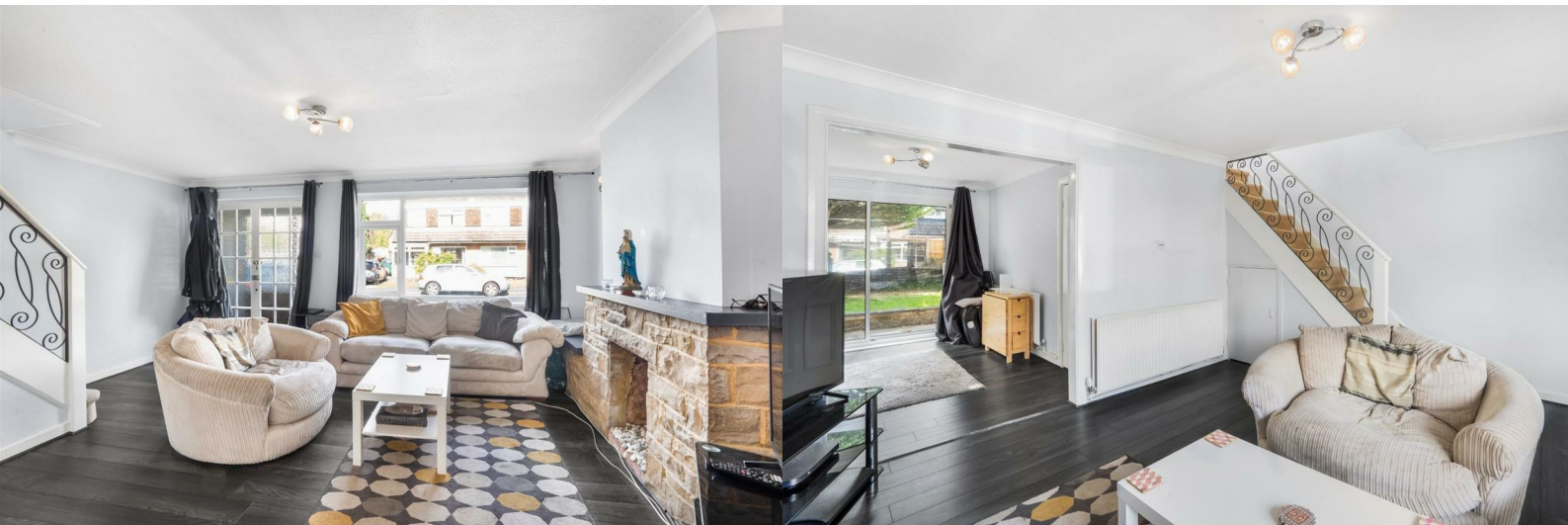
## Longwood Crescent

Alwoodley, Leeds, LS17 8SR

Offers Over £300,000



Council Tax: C

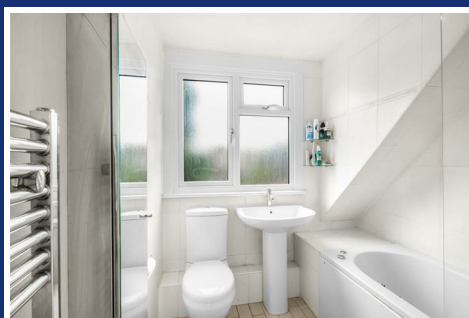




# 18 Longwood Crescent

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## Porch

6'6" (max) - 4'0" (max) (1.98m (max) - 1.22m (max))

## Lounge

16'9" (max) - 13'0" (max) (5.11m (max) - 3.96m (max))

Feature fire place with stone surround, radiator, stairs to upper level, under stairs storage and open plan to dining room.

## Dining Room

11'0" (max) - 9'3" (max) (3.35m (max) - 2.82m (max))

Radiator and sliding door to the rear garden patio.

## Kitchen

11'0" (max) - 7'6" (max) (3.35m (max) - 2.29m (max))

Half tiled walls, tiled floor, radiator, fan oven, gas hob, stainless steel sink with drainer, boiler, door to the rear gardens and a range of wall and base units.

## Landing

6'6" (max) - 6'6" (max) (1.98m (max) - 1.98m (max))

Stairs to the lower level.

## Master Bedroom

13'0" (max) - 10'3" (max) (3.96m (max) - 3.12m (max))

Radiator and built in wardrobes.

## Bedroom Two

11'0" (max) - 10'3" (max) (3.35m (max) - 3.12m (max))

Radiator and built in storage.

## Bedroom Three

9'9" (max) - 6'6" (max) (2.97m (max) - 1.98m (max))

Radiator and built in wardrobes.

## Bathroom

7'6" (max) - 6'6" (max) (2.29m (max) - 1.98m (max))

Fully tiled walls and floor, panel bath whirlpool bath with shower over, wash hand basin, under floor heating, heated towel rail and w/c.

## Front Garden

Grassed lawns with plants and shrubs.

## Driveway

With parking for at least vehicle.

## Garage

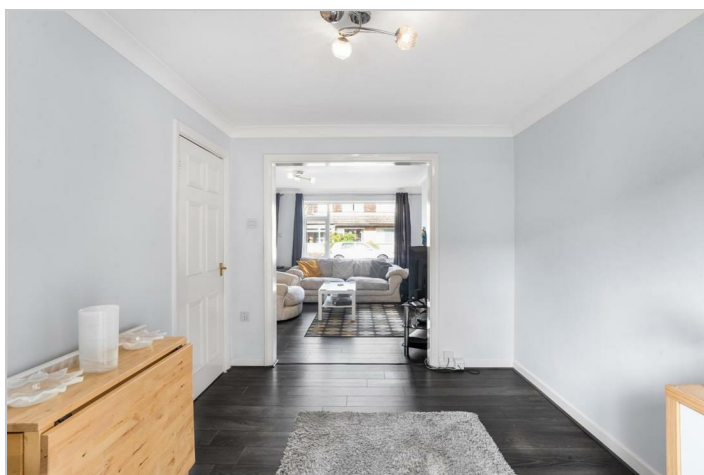
In need of a new roof and door.

## Rear Garden

Grassed lawns, patio, trees, flower beds, plants and shrubs.

**SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION – IN NEED OF MODERNISATION – SEMI-DETACHED FAMILY HOME – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – NO CHAIN**

In need of modernisation but with great potential to extend, subject to appropriate planning permissions, this three bedroom semi-detached house is a great opportunity for first time buyers, investors or growing families. Located on a quiet street in Alwoodley, the property is close to good and outstanding primary and secondary schools, parks, shops, restaurants, pubs, bars 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, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



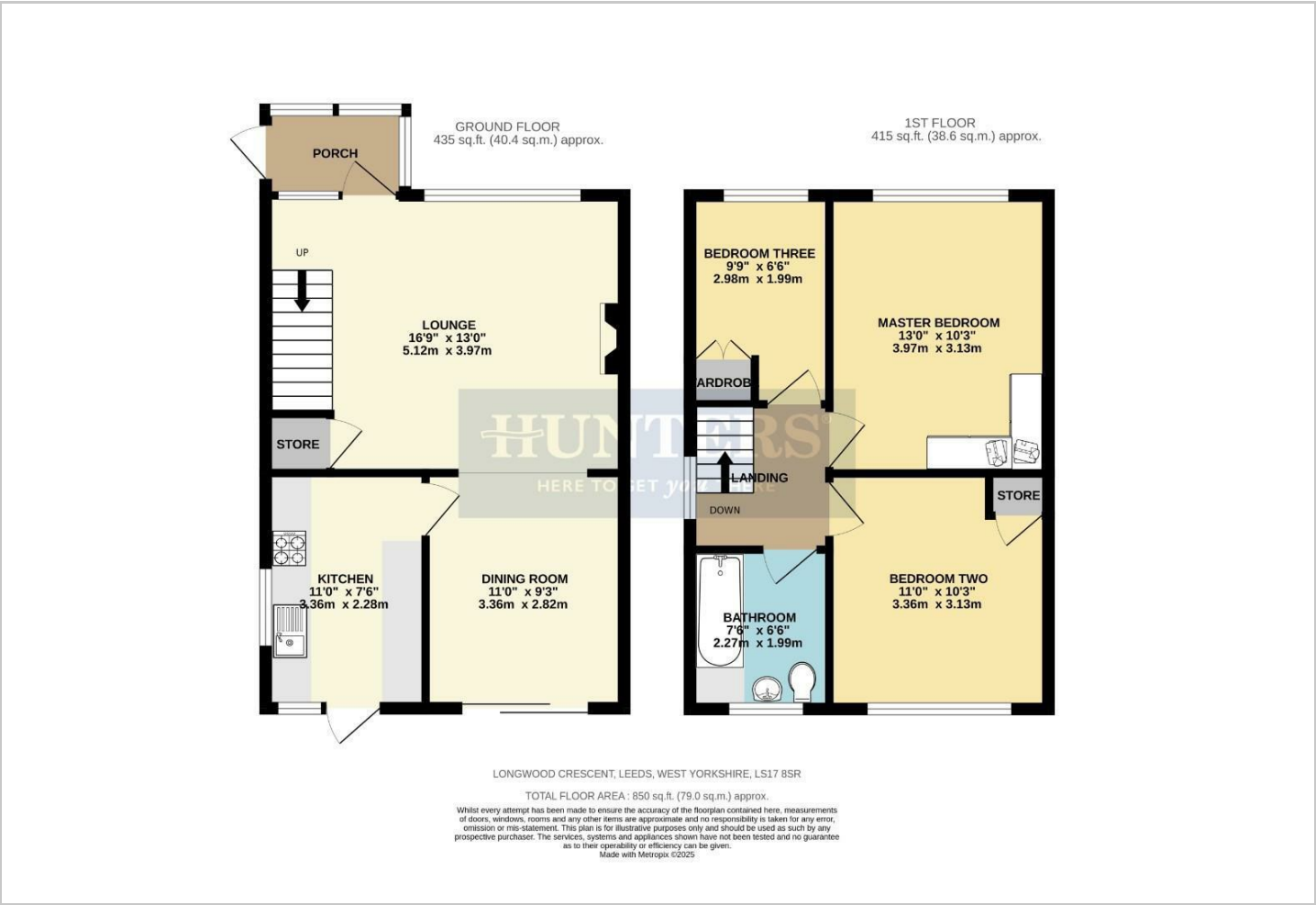
Hybrid Map



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.