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132 Birchwood Hill, Leeds, West Yorkshire, LS17 8NS
Council Tax Band: C | Energy Rating: TBC
Offers Over £365,000

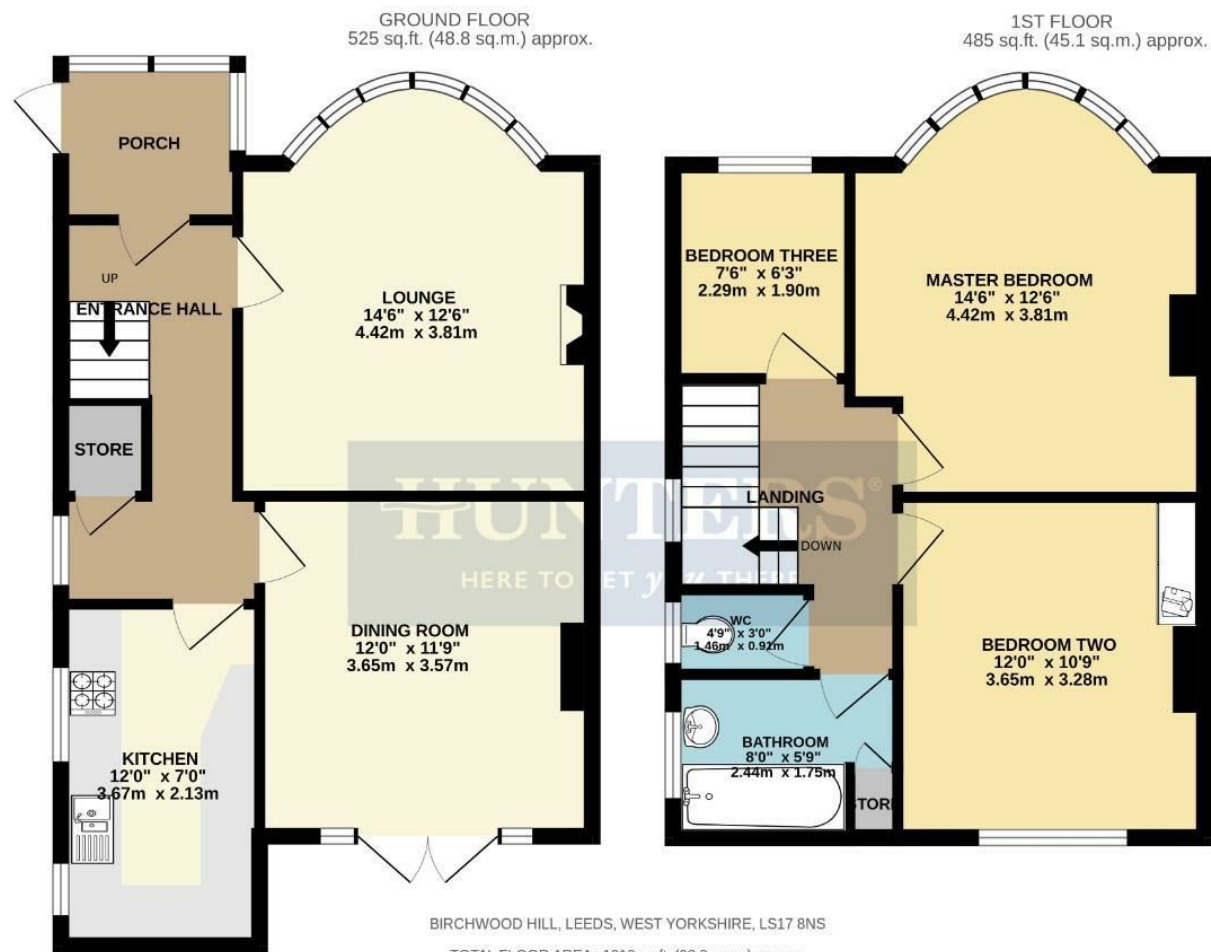
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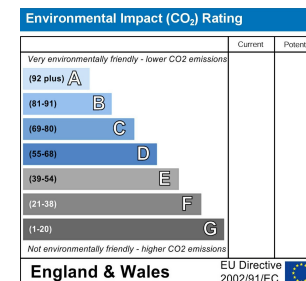
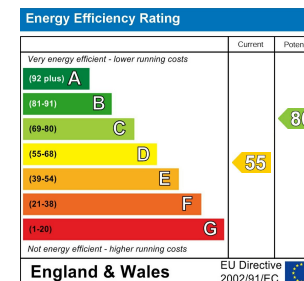
SUPERB LARGER THAN AVERAGE PLOT – IDEAL FOR GROWING FAMILIES – THREE BEDROOMS – SEMI-DETACHED HOUSE – GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING – UNDERCROFT STORAGE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – IN NEED OF MODERNISATION - NO CHAIN

A terrific family home with enormous potential to extend subject to the appropriate planning permissions, this three bedroom semi-detached property is available with no chain. Located on the border with Roundhay, Moortown and Shadwell, the property is close to good and outstanding primary and secondary schools, parks, transport links, bars, pubs, restaurants, shops and cafes, to name just some of the great amenities close by. Set in an excellent, larger than average plot, there are gardens to the front and rear, driveway and undercroft storage externally. Internally, it briefly comprises; porch, entrance hall, cloak room, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing, bathroom and separate w/c. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



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

6'3" (max) - 5'6" (max)

Entrance Hall

13'6" (max) - 7'0" (max)

Radiator and stairs to the upper level.

Cloak Room

4'3" (max) - 3'0" (max)

Lounge

14'6" (max) - 12'6" (max)

Radiator, bay window and electric fire with surround.

Dining Room

12'0" (max) - 11'9" (max)

Radiator and double doors to the rear garden.

Kitchen

12'0" (max) - 7'0" (max)

Gas hob with extractor over, fan oven, stainless steel sink with drainer, radiator, tiled floor and a range of wall and base units.

Landing

11'0" (max) - 8'0" (max)

Loft access and stairs to the lower level.

Master Bedroom

14'6" (max) - 12'6" (max)

Radiator and bay window.

Bedroom Two

12'0" (max) - 10'9" (max)

Radiator.

Bedroom Three

7'6" (max) - 6'3" (max)

Radiator.

Bathroom

8'0" (max) - 5'9" (max)

Half tiled walls, panel bath with shower over, wash hand basin, radiator and cupboard housing the boiler.

Separate W/C

4'9" (max) - 3'0" (max)

Half tiled walls and w/c.

Front Gardens

Plants, bushes, flower beds, plants and shrubs.

Driveway

Paved areas and parking for several vehicles.

Under Croft Storage Area

With lights.

Rear Gardens

Mainly grassed lawns, trees, plants, bushes, evergreens, raised patio area, plants and shrubs.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









