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29 Birchfields Avenue, Leeds, West Yorkshire, LS14 2HT
Energy Rating: D | Council Tax Band: E
Offers Over £375,000

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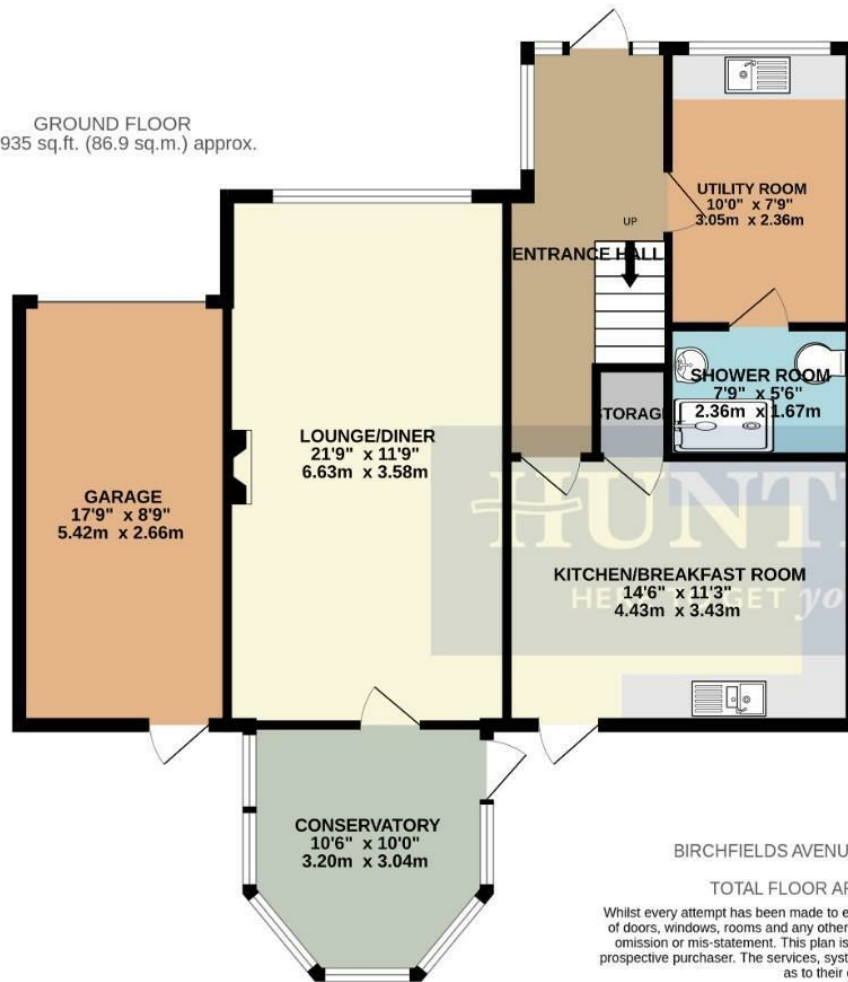
Offers Over £375,000

TERRIFIC FAMILY HOME – EXTENDED DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – SUPERB LARGER THAN AVERAGE PLOT – GARDENS TO THE FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE – UTILITY ROOM – CONSERVATORY

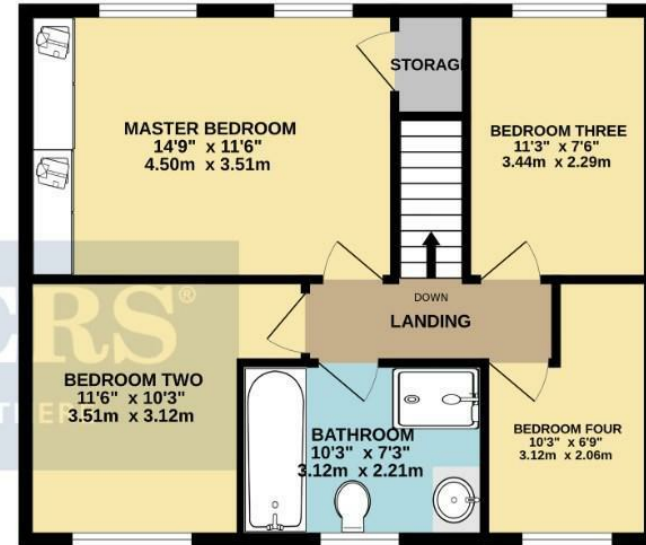
A superb family home set on an excellent plot, this four bedroom, extended detached home is a great option for anyone looking for well appointed space. Located on a quiet cul-de-sac the property is close to primary and secondary schools, shops, bars, restaurants, parks and transport links including the East Leeds Orbital Road with all the amenities it leads to. There are gardens to the front and rear, a driveway and attached garage externally. Internally it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, conservatory, utility room and shower room on the ground floor. On the first floor there are four bedrooms, bathroom and landing. Energy Rating - D

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GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



BIRCHFIELDS AVENUE, LEEDS, WEST YORKSHIRE, LS14 2HT

TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	61	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

17'3" (max) - 6'0" (max)
Tiled floor with under floor heating and stairs to the upper level.

Lounge Dining Room

21'9" (max) - 11'9" (max)
Radiator and log burning stove with surround.

Kitchen Breakfast Room

14'6" (max) - 11'3" (max)
Tiled floor with under floor heating, quartz work surfaces with inset sink and drainer, five ring gas burner with extractor over, double fan oven, microwave, dish washer, door to the rear gardens and a range of wall and base units.

Conservatory

10'6" (max) - 10'0" (max)
Door to the rear gardens.

Utility Room

10'0" (max) - 7'9" (max)
Tiled floor with under floor heating, sink with drainer and plumbing for washer and dryer.

Shower Room

7'9" (max) - 5'6" (max)
Tiled floor with under floor heating, half tiled walls, shower cubicle with glass enclosure, wash hand basin and w/c.

Landing

11'6" (max) - 11'0" (max)
Radiator and stairs to the lower level.

Master Bedroom

14'9" (max) - 11'6" (max)
Radiator, over stairs storage and built in wardrobes.

Bedroom Two

11'6" (max) - 10'3" (max)
Radiator and loft access.

Bedroom Three

11'3" (max) - 7'6" (max)
Radiator.

Bedroom Four

10'3" (max) - 6'9" (max)
Radiator.

Bathroom

10'3" (max) - 7'3" (max)
Fully tiled walls and floor with under floor heating, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Garden & Driveway

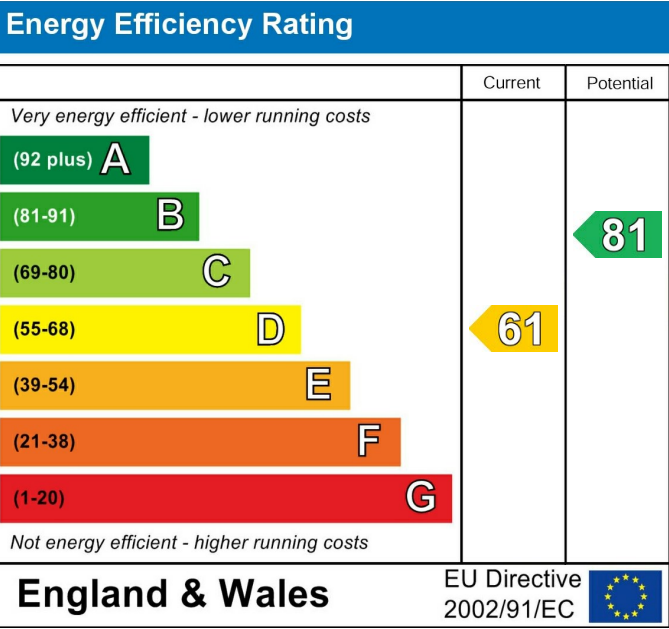
Paved areas with ample parking for several vehicles.
Electric car charging port.

Attached Garage

17'9" (max) - 8'9" (max)
Electric garage door, pedestrian door to the rear garden, power and lights.

Rear Garden

Mainly grassed lawns, with patio area, plants, shrubs, flower beds and decked areas to the rear of the plot.



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.









