

HUNTERS[®]

HERE TO GET *you* THERE



Linton Rise

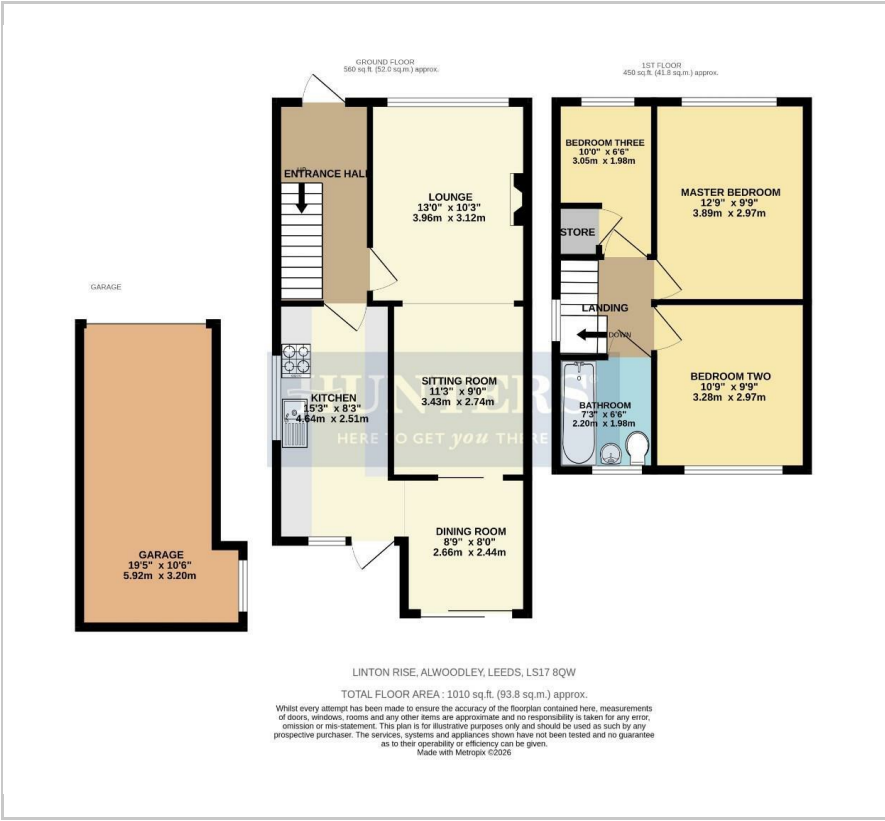
Leeds, West Yorkshire, LS17 8QW

Asking Price £325,000



Council Tax: C

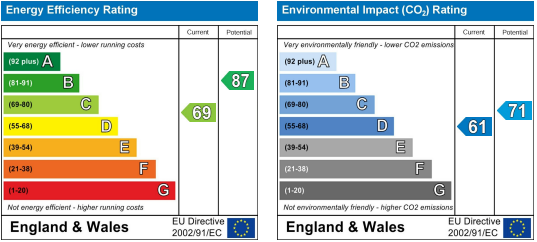
Floor Plan



Area Map



Energy Efficiency Graph



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.

- SUPERB FIRST TIME BUYER ▪ IDEAL FAMILY HOME OPPORTUNITY
- EXTENDED SEMI-DETACHED ▪ THREE BEDROOMS
- IN NEED OF SOME MODERNISATION ▪ GARDEN FRONT AND REAR BUT WITH EXCELLENT POTENTIAL
- DRIVEWAY AND DETACHED ▪ THREE RECEPTION ROOMS GARAGE
- ALWOODLEY ▪ NO CHAIN



SUPERB FIRST TIME BUYER OPPORTUNITY - IDEAL FAMILY HOME – EXTENDED SEMI-DETACHED – THREE BEDROOMS – IN NEED OF SOME MODERNISATION BUT WITH EXCELLENT POTENTIAL – GARDEN FRONT AND REAR – DRIVEWAY AND DETACHED GARAGE – THREE RECEPTION ROOMS – ALWOODLEY – NO CHAIN

A terrific first time buyer opportunity or great start for growing families, this three bedroom semi-detached family house, does require some modernisation but has enormous potential and is available with no chain. Located just off Shadwell lane in the Linton development, the property is situated close to good and outstanding primary and secondary schools, shops, bars, restaurants, parks, pubs, nature walks and transport links, among other 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 and kitchen on the ground floor. On the first floor there are three bedrooms, house bathroom and landing. Energy rating - C

MATERIAL INFORMATION

- Tenure: Freehold
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.