

# HUNTERS®

HERE TO GET *you* THERE



**Kentmere Approach**  
Leeds, West Yorkshire, LS14 1JW

Asking Price £250,000



Council Tax: B



# 71 Kentmere Approach

Leeds, West Yorkshire, LS14 1JW

Asking Price £250,000



## Entrance Hall

12'9" (max) - 5'6" (max) (3.89m (max) - 1.68m (max))  
Radiator and stairs to the upper level.

## Lounge Kitchen Dining Room

29'3" (max) - 13'6" (max) (8.92m (max) - 4.11m (max))

## Lounge Area

Storage under the stairs and radiator.

## Kitchen Dining Area

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

## Utility Room

6'3" (max) - 6'3" (max) (1.91m (max) - 1.91m (max))  
Tiled floor, radiator, plumbing for a washing machine, door to the rear gardens and a range of wall and base units.

## Downstairs W/C

6'3" (max) - 5'3" (max) (1.91m (max) - 1.60m (max))  
Tiled floor, wash hand basin, radiator and w.c.

## Landing

11'0" (max) - 6'9" (max) (3.35m (max) - 2.06m (max))  
Radiator, loft access and stairs to the lower level.

## Store Room

5'0" (max) - 3'3" (max) (1.52m (max) - 0.99m (max))  
Housing the boiler.

## Master Bedroom

16'6" (max) - 9'9" (max) (5.03m (max) - 2.97m (max))  
Radiator.

## Bedroom Two

12'6" (max) - 9'9" (max) (3.81m (max) - 2.97m (max))  
Radiator.

## Bedroom Three

11'6" (max) - 8'3" (max) (3.51m (max) - 2.51m (max))  
Radiator and built in storage.

## House Bathroom

7'3" (max) - 6'6" (max) (2.21m (max) - 1.98m (max))  
Tiled floor and half tiled walls, panel bath with shower over, wash hand basin, radiator, and w.c.

## Front Gardens

Graveled area, plants, bushes and walkway to the front door.

## Driveway

With parking for at least two vehicles.

## Rear Gardens

Raised grassed area, patio area and planters.

**SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR BUY TO LET INVESTMENT – SEMI-DETACHED HOUSE – THREE BEDROOMS – DOWNSTAIRS W/C - UTILITY ROOM – LANDSCAPED GARDENS TO THE REAR – DRIVEWAY – FURTHER GARDENS TO THE FRONT – IMMACULATE MOVE IN READY CONDITION**

A terrific opportunity for first time buyer, buy to let investors or anyone looking for well appointed space, this three bedroom semi-detached house is in immaculate move in ready condition. Located in the Seacroft suburb of Leeds as part of a new build development, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, green spaces and transport links to name just some of the great amenities close by. There are gardens to the front and rear, which have been landscaped recently and a driveway to the side, externally. Internally, it briefly comprises; entrance hall, lounge kitchen dining room, utility room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing, airing cupboard and house bathroom. Energy Rating - A



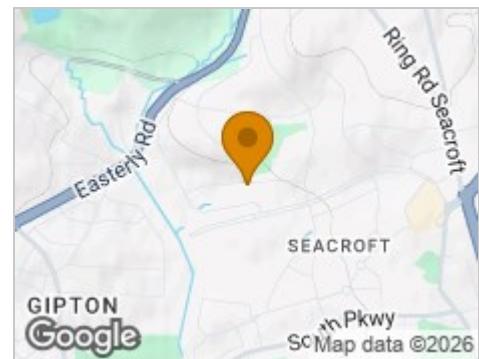
## Road Map



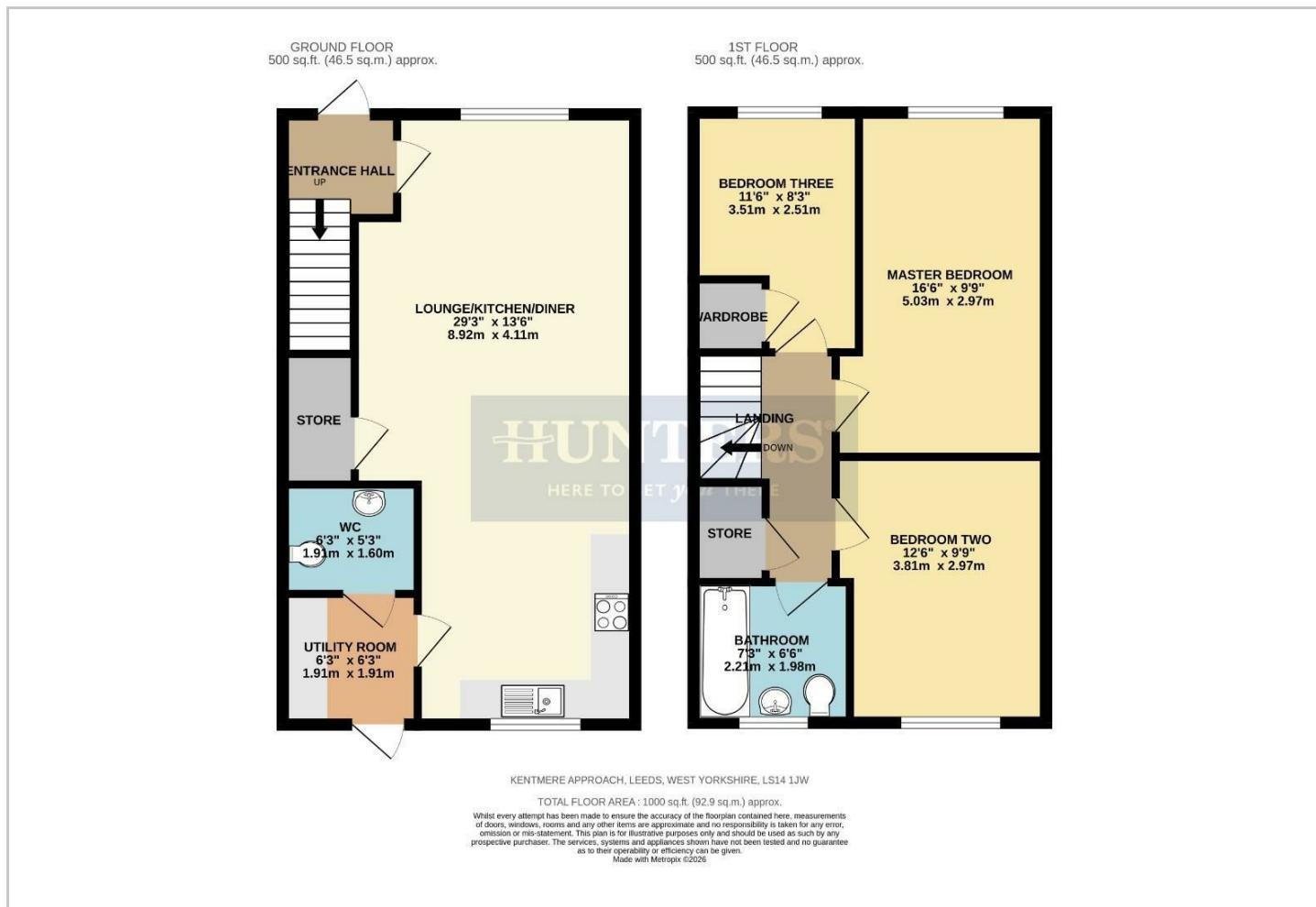
## Hybrid Map



## Terrain Map



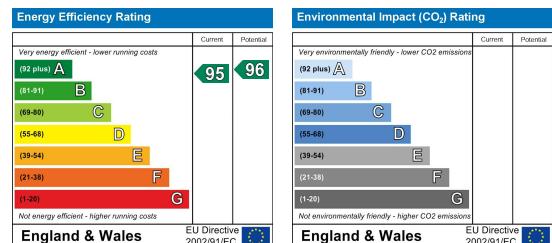
## Floor Plan



## 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.