

# HUNTERS®

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**Blencarn Crescent**  
Seacroft, Leeds, LS14 6WT

Asking Price £246,000



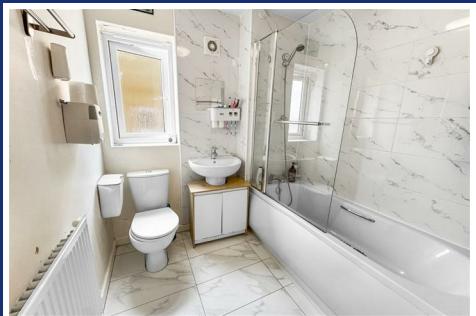
Council Tax: C



# 27 Blencarn Crescent

Seacroft, Leeds, LS14 6WT

Asking Price £246,000



## Entrance Hall

10'6" (max) - 3'6" (max) (3.20m (max) - 1.07m (max))  
Tiled floor, radiator and stairs to the upper level.

## Downstairs W/C

4'9" (max) - 3'3" (max) (1.45m (max) - 0.99m (max))  
Tiled floor, wash hand basin, radiator and w.c.

## Kitchen Dining Room

13'6" (max) - 11'6" (max) (4.11m (max) - 3.51m (max))  
Fan oven, gas hob with extractor over, stainless steel sink with drainer, tiled floor, radiator and a range of wall and base units.

## Lounge

14'9" (max) - 11'9" (max) (4.50m (max) - 3.58m (max))  
Radiator and double doors to the rear garden patio.

## Store Room

3'6" (max) - 3'0" (max) (1.07m (max) - 0.91m (max))

## First Floor Landing

12'6" (max) - 6'3" (max) (3.81m (max) - 1.91m (max))  
Radiator and stairs to the lower level.

## Store Room

3'3" (max) - 1'9" (max) (0.99m (max) - 0.53m (max))

## Bedroom Two

14'9" (max) - 8'9" (max) (4.50m (max) - 2.67m (max))  
Radiator and built in wardrobes.

## Bedroom Three

9'6" (max) - 8'0" (max) (2.90m (max) - 2.44m (max))  
Radiator.

## Bathroom

8'0" (max) - 6'9" (max) (2.44m (max) - 2.06m (max))  
Half tiled walls, tiled floor, panel bath with shower over, wash hand basin, radiator and w.c.

## Office

10'0" (max) - 6'3" (max) (3.05m (max) - 1.91m (max))  
Radiator and stairs to the master bedroom.

## Master Bedroom

20'0" (max) - 14'9" (max) (6.10m (max) - 4.50m (max))  
Radiator, built in wardrobes and stairs to the lower level.

## Ensuite

8'0" (max) - 6'0" (max) (2.44m (max) - 1.83m (max))  
Shower cubicle with glass enclosure, wash hand basin, radiator, velux window and w.c.

## Front Gardens

Grassed lawns, walkway to the front door, plants and bushes.

## Driveway

With parking for at least one vehicle.

## Rear Garden

Patio area, grassed lawns, decking area, flowerbeds, plants, bushes and trees.

**SUPER FIRST TIME BUYER OPPORTUNITY – EXCELLENT FAMILY HOME – SEMI-DETACHED HOUSE – THREE BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – BONUS OFFICE ROOM – DRIVEWAY – GARDENS TO THE FRONT AND REAR – SEACROFT**

A superb opportunity for a first time buyer, this three bedroom, two bathroom semi-detached house make a terrific family home. Located on the border with Seacroft and Oakwood, the property is close to schools, shops, bars, restaurants, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear as well as a driveway, externally. Internally it briefly comprises; entrance hall, downstairs w/c, kitchen dining room, store room and lounge on the ground floor. On the first floor there are two double bedrooms, bathroom, store room and office room. On the second floor is a master bedroom with an ensuite shower room. Energy Rating - B



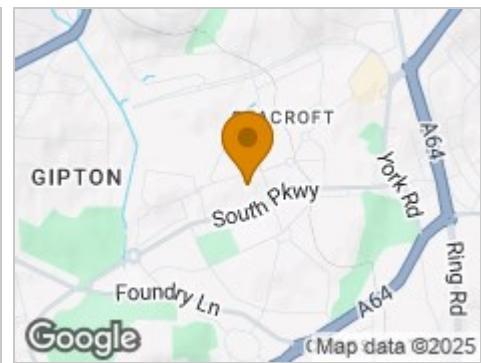
## Road Map



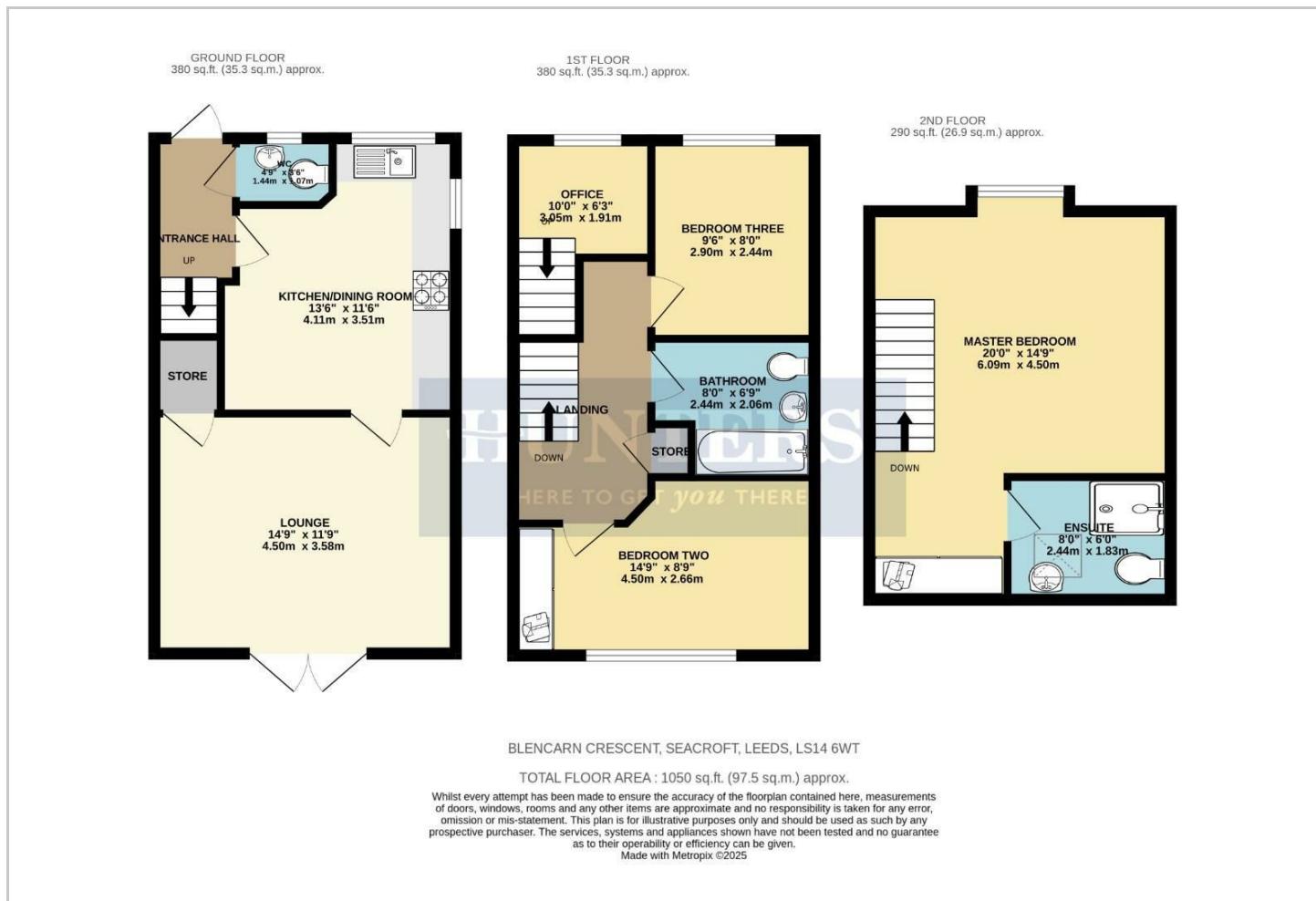
## Hybrid Map



## Terrain Map



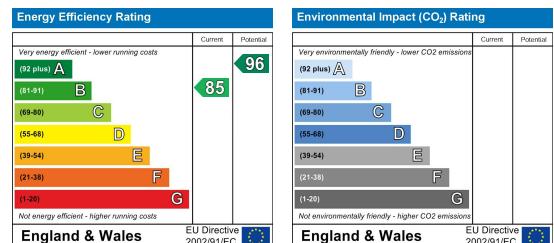
## Floor Plan



## 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.