

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bondgate

Harewood, Leeds, LS17 9LN

Asking Price £220,000



Council Tax: B



# 22 Bondgate

Harewood, Leeds, LS17 9LN

Asking Price £220,000



## Porch

8'0" (max) - 3'9" (max) (2.44m (max) - 1.14m (max))  
Door to the front gardens.

## Store Room

5'6" - 3'6" (1.68m - 1.07m)  
Housing the boiler.

## Hallway

7'9" (max) - 5'6" (max) (2.36m (max) - 1.68m (max))  
Radiator.

## Lounge Dining Room

13'9" (max) - 12'9" (max) (4.19m (max) - 3.89m (max))  
Radiator, electric fire with surround and door to the rear gardens.

## Kitchen

9'0" (max) - 5'9" (max) (2.74m (max) - 1.75m (max))  
Stainless steel sink with drainer, tiled splash back, built in store room and a range of wall and base units.

## Wet Room

6'3" - 5'9" (1.91m - 1.75m)  
Shower over the wet room floor, radiator, wash hand basin and w/c.

## Front Gardens

Paved walk way from the street, graveled areas and mature hedges forming a border.

## Rear Garden

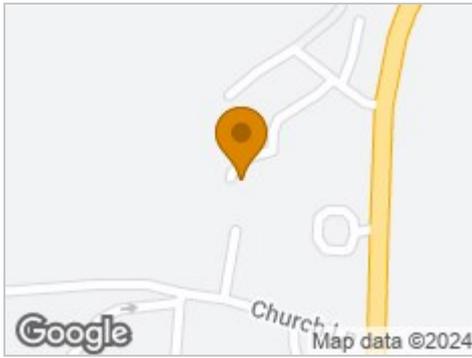
Graveled areas and mature hedges forming a border.

**EXCELLENT DOWNSIZING OPPORTUNITY – SEMI-DETACHED BUNGALOW – STONE BUILT PROPERTY – ONE BEDROOM – SEPARATE KITCHEN – SEPARATE LOUNGE DINING ROOM – GARDENS TO THE FRONT AND REAR – HAREWOOD – NO CHAIN**

A superb opportunity for downsizers, this one bedroom, stone built semi-detached bungalow is available with no onward chain. Located in the heart of Harewood, on a quite cul-de-sac, the property is close to, transport links to Leeds and Harrogate, nature walks and of course Harewood House with all it has to offer. There are gardens to the front and rear to the exterior. Internally it briefly comprises; porch, store room, hallway, lounge dining room, separate kitchen, bathroom and wet room. Energy Rating - TBC



## Road Map



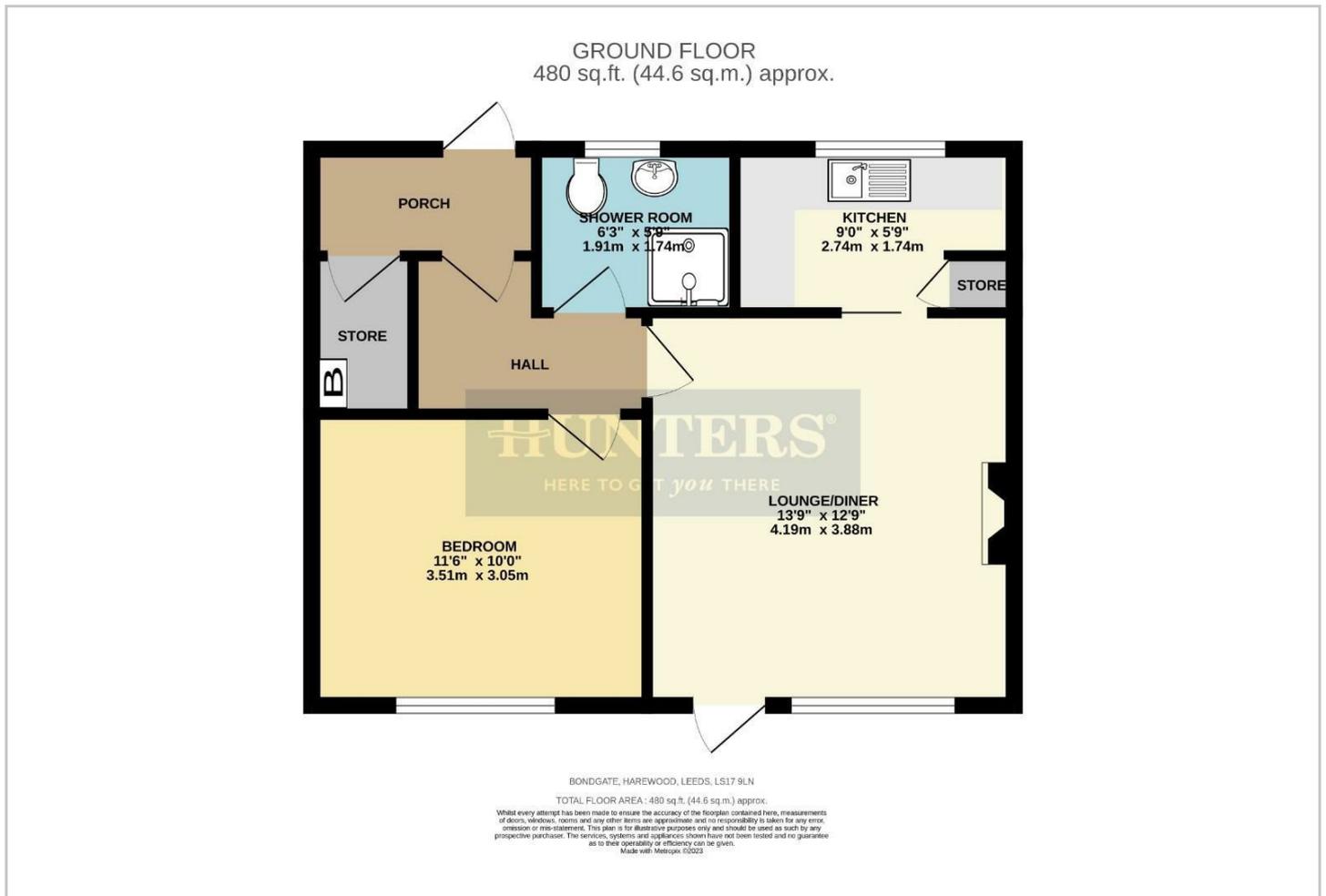
## Hybrid Map



## Terrain Map



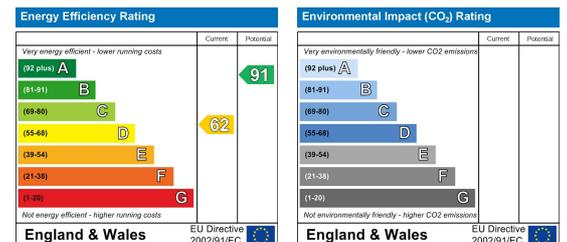
## Floor Plan



## 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.