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10 Osprey Grove, Leeds, West Yorkshire, LS17 8XD

Energy Rating: D

Asking Price: £475,000

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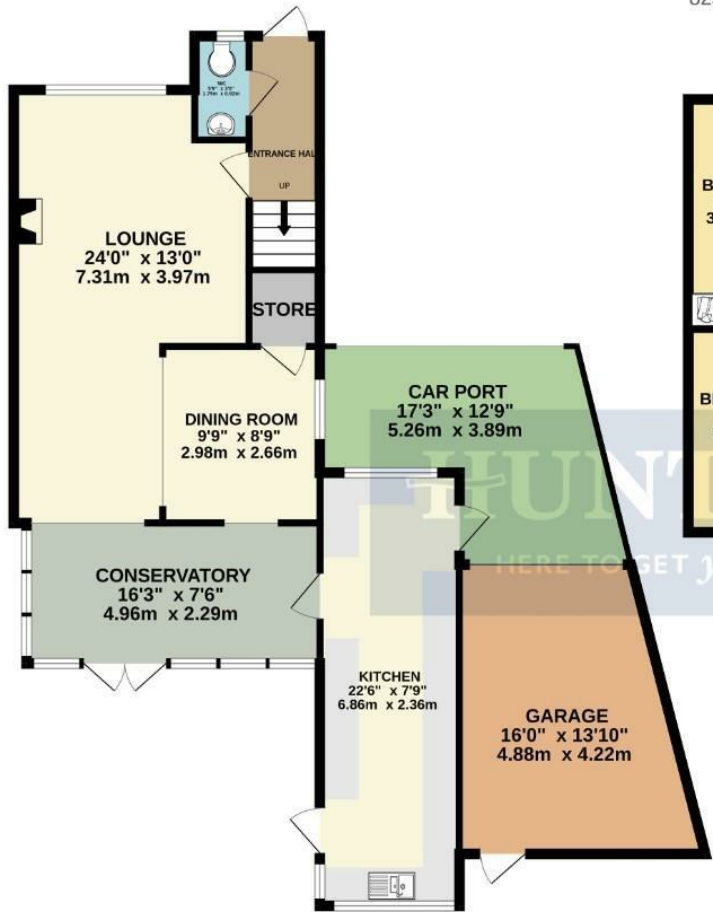
Offers Over £475,000

IMMACULATE MOVE IN READY CONDITION - EXTENDED DETACHED FAMILY HOME – FOUR BEDROOMS – SUPERB DOUBLE STOREY EXTENSION TO THE SIDE - DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR - DRIVEWAY - ATTACHED GARAGE - CUL-DE-SAC LOCATION – NO CHAIN

An immaculately presented move in ready house, this extended four bedroom detached makes a superb family home. Located in a safe and quiet cul-de-sac just off Shadwell Lane, the property is close to good and outstanding schools, parks, nature walks, bars, restaurants, transport links, cafes and shops to name just some of the brilliant amenities close by. There are gardens to the front and rear, attached garage, driveway and car port externally. Internally it briefly comprises: entrance hall, downstairs w/c, lounge, dining room, conservatory and kitchen breakfast room on the ground floor. On the first floor there is an exquisite ensuite master bedroom with vaulted ceilings, house shower room, landing and three further bedrooms. Energy Rating - D

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GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



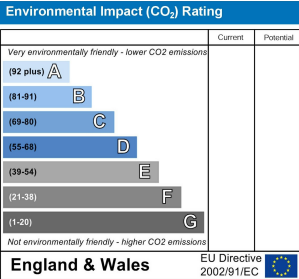
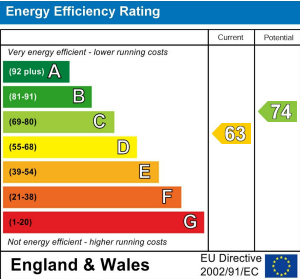
1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



OSPREY GROVE, LEEDS, WEST YORKSHIRE, LS17 8XD

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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Entrance Hall

14'6" (max) - 3'0" (max)
Radiator and stairs to the upper level.

Downstairs W/C

5'9" (max) - 3'0" (max)
Tiled floor, heated towel rail, wash hand basin and w/c.

Lounge

24'0" (max) - 13'0" (max)
Feature log burning stove, radiator and open plan to dining room and conservatory.

Dining Room

9'9" (max) - 8'9" (max)
Radiator and store room under the stairs.

Conservatory

16'3" (max) - 7'6" (max)
Tiled floor, under floor heating, radiator and double doors to the rear garden.

Kitchen Breakfast Room

22'6" (max) - 7'9" (max)
Space for a range style cooker, extractor fan over, American style fridge freezer, composite sink with drainer, tiled floor with underfloor heating, dish washer, half tiled walls, plumbing for washing machine and dryer, radiator, door to front and rear and a range of wall and base units.

Landing

10'0" (max) - 6'6" (max)
Stairs to the lower level,.

Master Bedroom

24'0" (max) - 19'6" (max)
Built in wardrobes, built in dresser, radiators and vaulted ceilings with store area above the ensuite bathroom.

Ensuite Bathroom

9'0" (max) - 8'0" (max)
Tiled walls, shower cubicle with glass enclosure, panel bath, wash hand basin, heated towel rail and w/c.

Bedroom Two

12'9" (max) - 10'0" (max)
Radiator and built in wardrobes.

Bedroom Three

11'6" (max) - 10'0" (max)
Radiator.

Bedroom Four

7'9" (max) - 7'3" (max)
Radiator.

Shower Room

7'3" (max) - 6'6" (max)
Half tiled walls, under floor heating, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Front Garden

Mainly grassed lawns, bushes, plants and flower beds.

Driveway

With parking for several vehicles.

Car Port

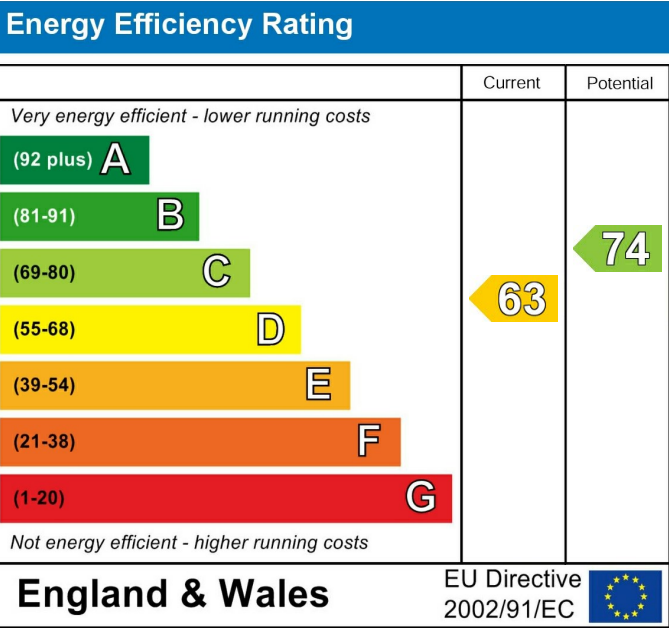
17'3" (max) - 12'9" (max)

Attached Garage

16'0" (max) - 13'10" (max)
Up and over door, pedestrian door to the rear, boiler, power and lights.

Rear Garden

Grassed lawns, hedges, plants, flower beds, patios, vegetable patch, walkway to the side, trees and shrubs.



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.





