

HUNTERS®

HERE TO GET *you* THERE



Elmhurst Gardens

, Leeds, LS17 8BG

Offers Over £230,000



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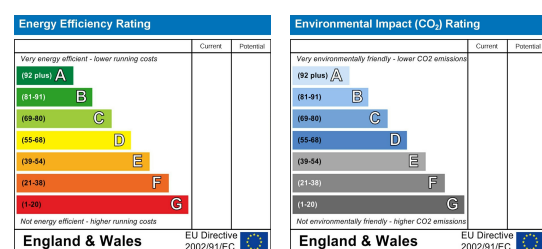
Floor Plan



Area Map



Energy Efficiency Graph



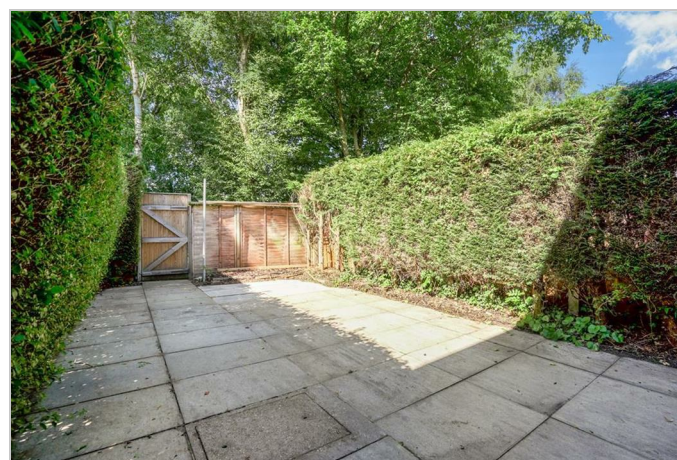
Viewing

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.

- IDEAL FIRST TIME BUYER ■ THREE BEDROOM HOUSE OPPORTUNITY
- HIGHLY DESIRABLE AREA
- PRIVATE GARDENS TO THE REAR
- PATIO YARD TO THE FRONT
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- ADJACENT TO WOODLAND
- CUL-DE-SAC LOCATION
- NO CHAIN

IDEAL FIRST TIME BUYER OPPORTUNITY – THREE BEDROOM HOUSE - HIGHLY DESIRABLE AREA – PRIVATE GARDENS TO THE REAR – PATIO YARD TO THE FRONT - DOWNSTAIRS W/C – TWO RECEPTION ROOMS - ADJACENT TO WOODLAND – CUL-DE-SAC LOCATION - NO CHAIN

A brilliant opportunity for a first time buyer or anyone looking for a well appointed home, is the three bedroom house available with no chain. The property is located just off Shadwell Lane in a quiet Cul-de-Sac, close to good and outstanding schools, woodland, parks, shops, pubs, bars and transport links to name just some of the great amenities close by. There are private gardens rear as well as a patio yard to the front. Internally it briefly comprises; entrance hall, store room, lounge, kitchen dining room, hallway and downstairs w/c on the ground floor. On the first floor there are three bedrooms, two of which are double, landing, store room and house bathroom. Energy Rating – C



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.

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