

HUNTERS[®]

HERE TO GET *you* THERE



Brackenwood Drive

Roundhay, Leeds, LS8 1RG

Asking Price £175,000



Council Tax: A



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Entrance Hall

8'6" (max) - 6'9" (max) (2.59m (max) - 2.06m (max))
Storage under stairs, radiator and stairs to the upper level.

Lounge Dining Room

22'6" (max) - 11'9" (max) (6.86m (max) - 3.58m (max))

Bay window, wall lights, electric fire with surround and sliding doors to the conservatory.

Conservatory

9'10" (max) - 5'9" (max) (3.00m (max) - 1.75m (max))

Wall lights and double doors to the rear garden.

Kitchen

12'9" (max) - 8'6" (max) (3.89m (max) - 2.59m (max))

Stainless steel sink with drainer, fully tiled walls and floor, door to the rear and a range of wall and base units.

Store Room

3'3" - 3'0" (0.99m - 0.91m)

Landing

10'6" (max) - 10'4" (max) (3.20m (max) - 3.05m; 1.22m (max))

Stairs to the lower level and built in storage.

Airing Cupboard

3'6" (max) - 2'3" (max) (1.07m (max) - 0.69m (max))
Housing the hot water tank.

Master Bedroom

12'6" (max) - 11'9" (max) (3.81m (max) - 3.58m (max))

Radiator.

Bedroom Two

11'9" (max) - 11'9" (max) (3.58m (max) - 3.58m (max))

Bedroom Three

8'3" (max) - 8'0" (max) (2.51m (max) - 2.44m (max))
Built in wardrobe.

Bathroom

5'9" (max) - 5'9" (max) (1.75m (max) - 1.75m (max))
Tiled walls, panel bath with shower over and wash hand basin.

Separate W/C

4'10" (max) - 2'6" (max) (1.47m (max) - 0.76m (max))

Tiled walls and w/c.

Front Garden

Mainly graveled areas with bushes, plants, flowerbeds and hedges. There is a walkway to the rear.

Storage Shed

Brick built with power and lights.

Rear Garden

Mainly paved areas with flower beds, plants and bushes.



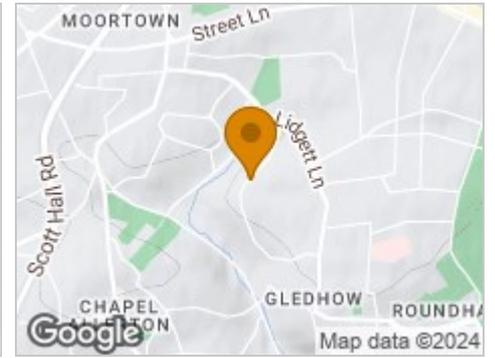
Road Map



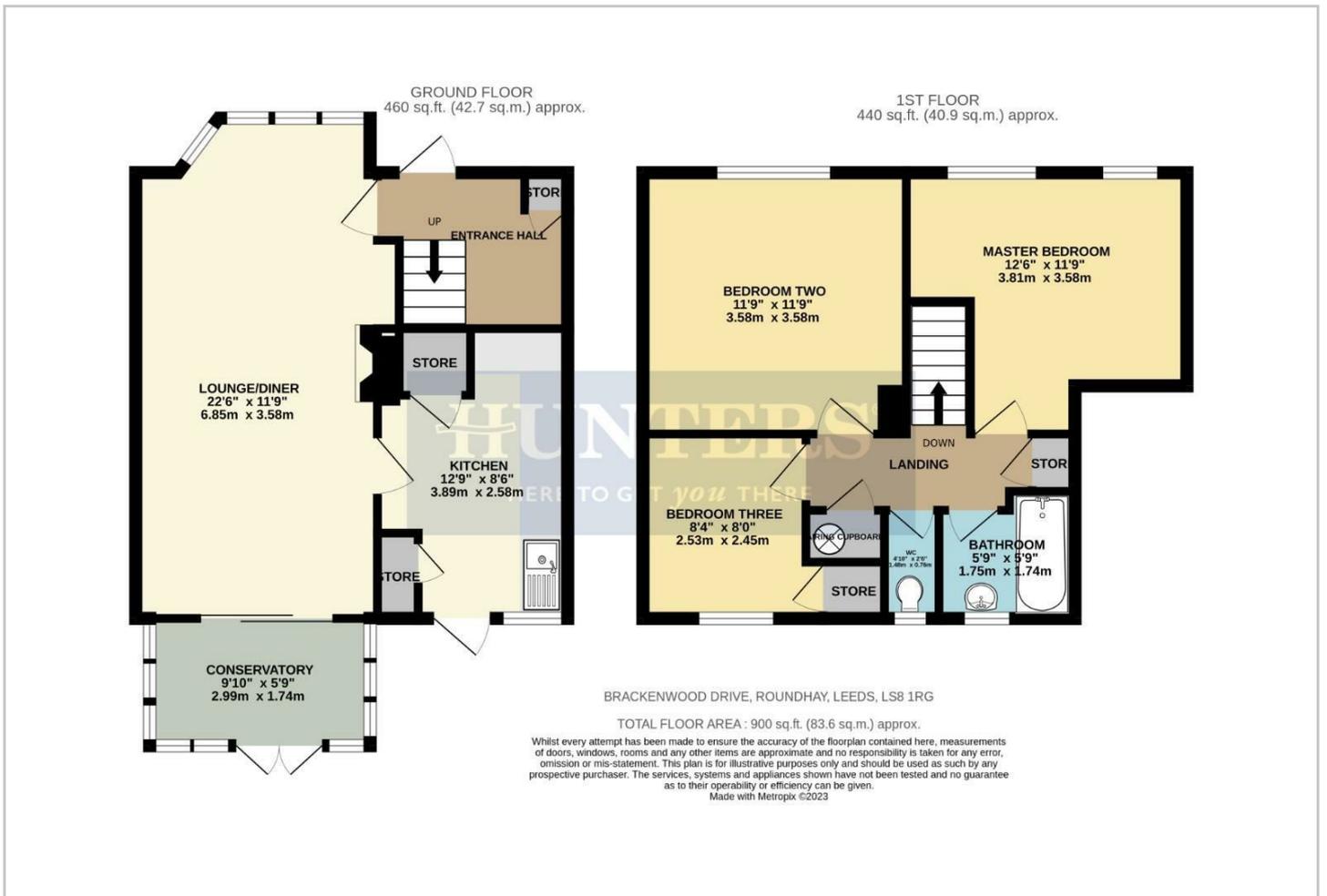
Hybrid Map



Terrain Map



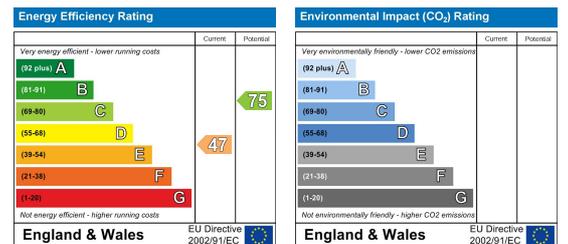
Floor Plan



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.