

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fearnville Place

Leeds, LS8 3DY

Asking Price £435,000



Council Tax: D





# 50 Fearnville Place

Leeds, LS8 3DY

Asking Price £435,000



## Entrance Hall

14' (max) - 6' (max) (4.27m (max) - 1.83m (max))  
Stairs to the upper level.

## Cloak Room

5' - 3' (1.52m - 0.91m)  
Originally prepared to be a downstairs w/c.

## Lounge

14' - 11' (4.27m - 3.35m)  
Radiator, gas fire with surround and sliding doors to the conservatory.

## Conservatory

13'6" (max) - 11'10" (max) (4.11m (max) - 3.61m (max))  
Radiator and double doors to the rear garden.

## Dining Room

14' (max) - 13'10" (max) (4.27m (max) - 4.22m (max))  
Gas fire with surround, radiator and bay window overlooking the front.

## Kitchen Breakfast Room

13'3" (max) - 14' (max) (4.04m (max) - 4.27m (max))  
Five ring gas burner hob with extractor over, two fan ovens, stainless steel sink with drainer, fridge freezer, tiled splash back, Velux window, radiator door to the side, boiler and a range of wall and base units.

## Landing

11' (max) - 9' (max) (3.35m (max) - 2.74m (max))  
Stairs to the lower level.

## Master Bedroom

14' - 11' (4.27m - 3.35m)  
Feature fire place and radiator.

## Bedroom Two

14' - 11' (4.27m - 3.35m)  
Feature fire place, dual aspect windows and radiator.

## Bedroom Three

11' (max) - 9'3" (max) (3.35m (max) - 2.82m (max))  
Radiator.

## House Bathroom

7' - 6' (2.13m - 1.83m)  
Tiled walls and part tiled walls, panel bath with shower over, heated towel rail, wash hand basin and w/c.

## Separate W/C

6' - 3' (1.83m - 0.91m)  
W/c.

## Front Garden

Mainly grassed lawns with a walkway to the front door, bushes, plants, flower beds and shrubs.

## Driveway

Gated with parking for several vehicles.

## Detached Garage

Up and over door, power and lights.

## Rear Garden

Mainly grassed lawns with patios, mature trees, plants, flower beds, bushes, shrubs, walkways and a pond.



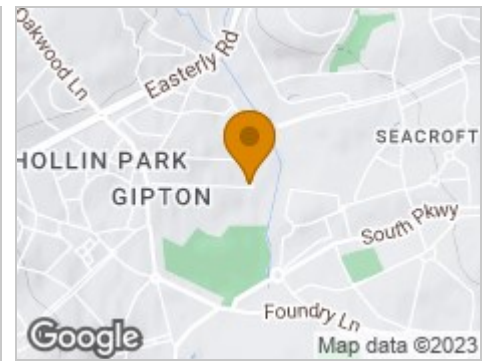
## Road Map



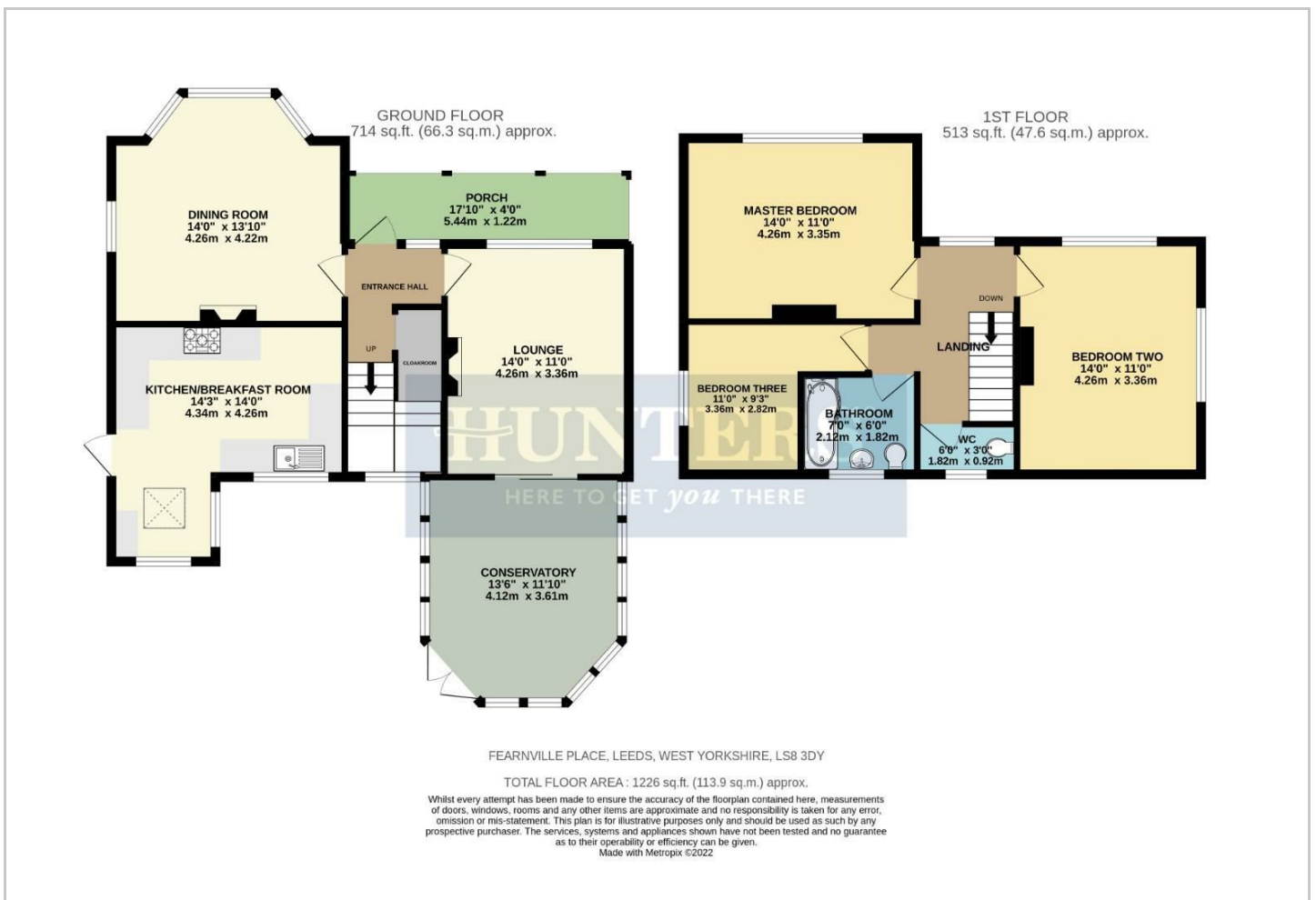
## Hybrid Map



## Terrain Map



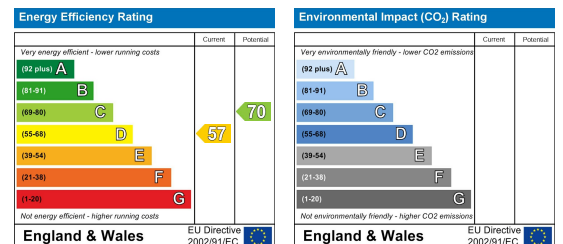
## Floor Plan



## 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.