

# HUNTERS®

HERE TO GET *you* THERE



## College View

Leeds, LS12 3LT

Energy Rating - C

Offers Over £400,000



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## PORCH

4'2" - 3'10" (1.27m - 1.17m)

Tiled floor.

## ENTRANCE HALL

11' (max) - 4'2" (max) (3.35m (max) - 1.27m (max))

Radiator and stairs to the upper level.

## LIVING ROOM

16'6" (max) - 13'6" (max) (5.03m (max) - 4.11m (max))

Bay window, radiator, storage under the stairs, gas fire with surround and opening to the sitting room.

## SITTING ROOM

10' - 8' (3.05m - 2.44m)

Radiator.

## KITCHEN

17'2" (max) - 10' (max) (5.23m (max) - 3.05m (max))

Opening for range style cooker with extractor hood over, sink with drainer, granite work surfaces, tiled floor, dish washer, boiler, tiled splash back, radiator and a range of wall and base units.

## LOUNGE DINING ROOM

25'6" (max) - 12'6" (max) (7.77m (max) - 3.81m (max))

Electric fire, bi folding doors to the rear garden and Velux windows.

## DOWNSTAIRS W/C

4'9" - 3'10" (1.45m - 1.17m)

Fully tiled walls and floor, heated towel rail, wash hand basin and w/c.

## LANDING

10' (max) - 8'3" (max) (3.05m (max) - 2.51m (max))

Stairs to the lower level.

## MASTER BEDROOM

13'6" (max) - 11'6" (max) (4.11m (max) - 3.51m (max))

Built in wardrobes and radiator.

## ENSUITE

5'9" - 5'6" (1.75m - 1.68m)

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

## BEDROOM TWO

14'6" (max) - 8'9" (max) (4.42m (max) - 2.67m (max))

Radiator and built in wardrobes.

## BEDROOM THREE

11'3" (max) - 10' (max) (3.43m (max) - 3.05m (max))

Radiator and built in wardrobes.

## BEDROOM FOUR

8'9" (max) - 8'9" (max) (2.67m (max) - 2.67m (max))

Radiator and built in wardrobes.

## HOUSE BATHROOM

6'10" - 6'6" (2.08m - 1.98m)

Fully tiled walls and floor, freestanding bath wash hand basin, heated towel rail and w/c.

## FRONT GARDEN

Mainly grassed lawns with flower beds, plants bushes and shrubs.

## DRIVEWAY

Block paved with parking for at least two vehicles.

## GARAGE

17'10" - 8'9" (5.44m - 2.67m)

Up and over door, power and lights.

## REAR GARDEN

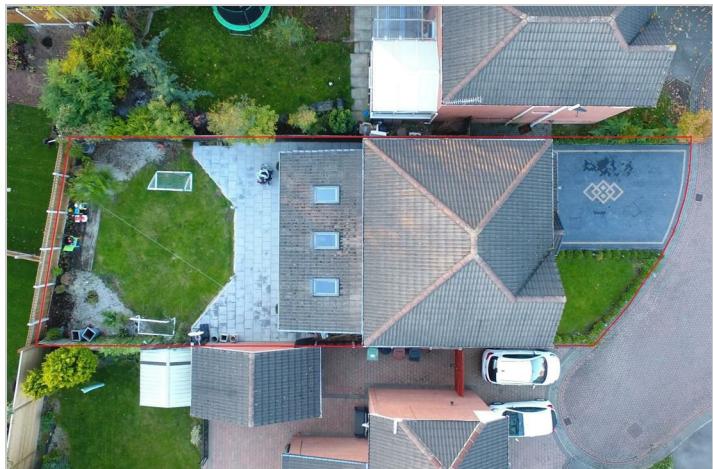
Mainly grassed lawns, patio to the rear of the property, plants shrubs and flower beds.

**EXCELLENT FAMILY HOME – EXTENDED DETACHED HOUSE – FOUR BEDROOMS –  
TWO BATHROOMS – DOWNSTAIRS W/C – GARDENS FRONT AND REAR –  
DRIVEWAY – ATTACHED GARAGE – MOVE IN READY CONDITION – CUL-DE-SAC  
LOCATION**

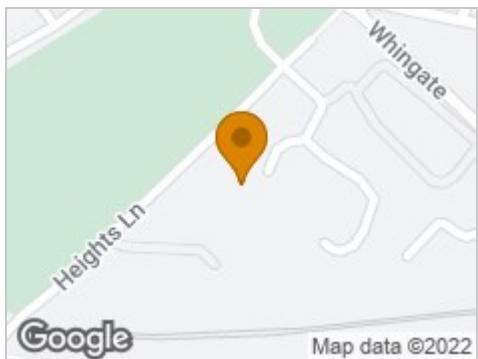
Extended to the rear, this four bedroom detached family home is in superb move in ready condition. Located at the bottom of a quiet cul-de-sac close to Armley, the property has great amenities nearby, including shops, schools, bars, restaurants, parks and transport links. There are gardens to the front and rear, a driveway and attached garage externally.

Internally it briefly comprises; porch, entrance hall, living room, sitting room, lounge dining room, kitchen and downstairs w/c on the ground floor. On the first floor there is an ensuite master bedroom, landing, house bathroom and three further bedrooms. Energy

Rating - C



## 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.