

# HUNTERS<sup>®</sup>

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## Pennington Grove

Leeds, West Yorkshire, LS6 2JL

Asking Price £195,000



Council Tax: A



# 10 Pennington Grove

Leeds, West Yorkshire, LS6 2JL

Asking Price £195,000



## Lounge Dining Room

14'0" (max) - 12'9" (max) (4.27m (max) - 3.89m (max))

Radiator and stairs to the upper level.

## Kitchen

10'9" (max) - 6'6" (max) (3.28m (max) - 1.98m (max))

Stainless steel sink with drainer, gas hob, boiler, stairs to the basement and a range of wall and base units.

## Basement Landing

9'6" (max) - 5'3" (max) (2.90m (max) - 1.60m (max))

Stairs to the upper level.

## Bedroom One

15'6" (max) - 8'3" (max) (4.72m (max) - 2.51m (max))

Radiator and built in storage.

## Bathroom

9'3" (max) - 5'3" (max) (2.82m (max) - 1.60m (max))

Half tiled walls, panel bath with shower over, wash hand basin and w/c.

## First Floor Landing

10'3" (max) - 5'6" (max) (3.12m (max) - 1.68m (max))

Stairs to the upper and lower levels.

## Bedroom Two

14'0" (max) - 12'0" (max) (4.27m (max) - 3.66m (max))

Radiator and built in wardrobes..

## Bedroom Three

10'3" (max) - 8'9" (max) (3.12m (max) - 2.67m (max))

Radiator and built in wardrobes.

## Second Floor Landing

6'3" (max) - 5'9" (max) (1.91m (max) - 1.75m (max))

Stairs to the lower level.

## Bedroom Four

14'0" (max) - 12'9" (max) (4.27m (max) - 3.89m (max))

Radiator and built in wardrobes.

## Bathroom

8'6" (max) - 8'0" (max) (2.59m (max) - 2.44m (max))

Tiled floor and half tiled walls. Panel bath with shower over, wash hand basin, radiator and w/c.

## Front Yard

Mainly paved areas with dwarf wall and gate.

## DISCLAIMER

These property details have not been approved by the vendor. The agent bears no responsibility for any errors as a result.

Notice Of Offer - Property Address: 10, Pennington Grove Leeds, West Yorkshire, LS6 2JL. We advise that an offer has been made for the above property in the sum of £187,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: 69 Street Lane, Leeds, LS8 1AP. Agents Telephone Number: 0113 268 0242

**SUPERB INVESTMENT OPPORTUNITY – POTENTIAL FOR PARENT LANDLORD PURCHASE – IDEAL FOR A FIRST TIME BUYER – FOUR BEDROOMS & TWO BATHROOMS – MID-TERRACE BACK TO BACK HOUSE - YARD TO THE FRONT – AMPLE ON STREET PARKING – CUL-DE-SAC LOCATION – WOODHOUSE – NO CHAIN**

A great opportunity for first time buyers, investors and parent landlord purchasers, is this four bedroom, two bathroom back to back, mid-terrace house with a converted basement. Located on a quiet cul-de-sac in Woodhouse, the property is close to the university campuses, cafes, restaurants, shops, bars, pubs and transport links, to name just some of the great amenities close by. There is a yard to the front and ample on street parking externally. Internally it briefly comprises; lounge dining room and kitchen on the ground floor. On the basement level, is a double bedroom, bathroom and landing. On the first floor, there are two further double bedrooms and a landing. On the top floor, is a further double bedroom, landing and bathroom. Energy Rating - D



## Road Map



## Hybrid Map



## Terrain Map



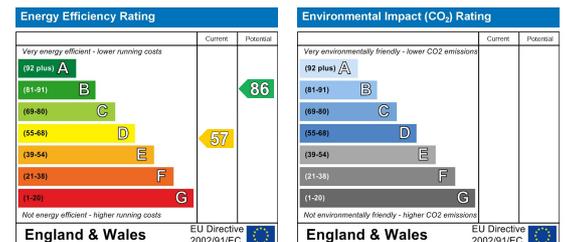
## Floor Plan



## 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.