

# HUNTERS®

HERE TO GET *you* THERE

**8 Cragside Gardens, Kirkstall, LS5 3LS**

**Offers Over £220,000**

Property Images



## Property Images



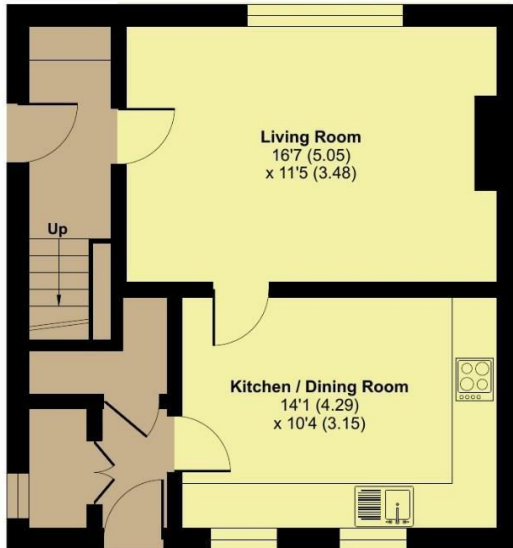




## Cragside Gardens, Kirkstall, Leeds, LS5

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 44.8 SQ M  
(483 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 44.3 SQ M  
(483 SQ FT)

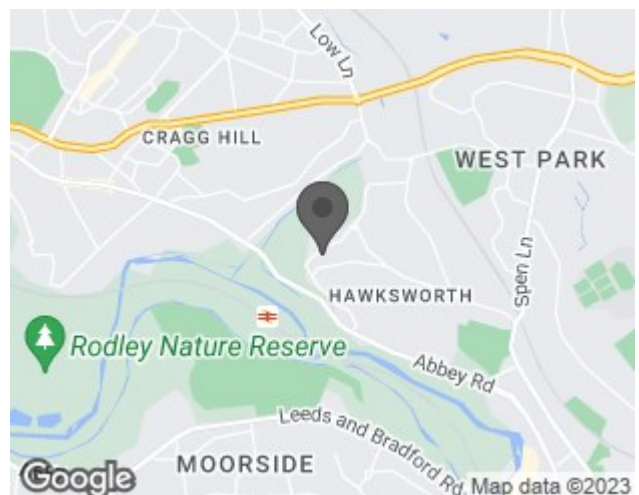


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for Hunters Property Group. REF: 1000584

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Cragside Gardens is a CHAIN FREE, THREE BED END TERRACE with large WRAP-AROUND PLOT. This corner location provides OFF STREET parking for several cars. The GENEROUS living accommodation offers lots of space with large receptions rooms and spacious kitchen/diner

Hunters are pleased to offer this pleasant three bedroom spacious family home. The property benefits from double glazing and a gas fired central heating system and briefly comprises of; a spacious entrance hallway, bright and spacious living room, superb kitchen diner which has modern and sleek feel, and this leads to the useful store/ utility room and under stairs storage cupboard.

Upstairs there are three bedrooms, all of generous proportions and a house bathroom. The master bedroom is light, neutral and spacious, looking on to the front garden, all bedrooms can accommodate a double bed. The bathroom offers a great three piece white suite, panelled bath with over- head shower and glass shower screen, chrome heated towel rail and tiled walls,

Outside the driveway is laid to gravel, providing off street parking for several cars. Gravelled pathways find their way around the house and the superb sized garden is perfect for a family with children or for entertaining friends.

The location offers good access to Horsforth and Kirkstall and all they offer; cafes, bars, supermarkets, locally owned shops, leisure centre, cinema, tennis courts, banks and of course the wonderful and historic Abbey which hosts many annual events or is simply fantastic for those Sunday afternoon walks by the canal or River Aire. Transport links make commuting accessible by road, train or the airport, which is less than 5 miles away.

Viewing is highly recommend!

## Features

- THREE BEDROOM END TERRACE • LARGE WRAP AROUND PLOT • OFF STREET PARKING • WELL PRESENTED AND MAINTAINED • CHAIN FREE • EPC: • COUNCIL TAX: A