



Lea Farm Crescent, Leeds

- 1930's SEMI DETACHED
- OPEN LIGHT HALLWAY AND LANDING
- MODERNISED BATHROOM AND KITCHEN
- LOTS OF OFF STREET PARKING
- COUNCIL TAX: B
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MATURE GARDEN
- EPC: C

Guide Price £250,000

HUNTERS®
HERE TO GET *you* THERE

Lea Farm Crescent, Leeds

DESCRIPTION

Lea Farm Crescent is a delightful, well appointed and cosy 1930's three bedroom, semi-detached family home, situated in a popular cul-de-sac position. Close to Leeds City Centre, Horsforth and Kirkstall there is easy access to public transport, bus routes, train lines as well as beautiful walks.

The property is within easy reach of a wide range of amenities including the Kirkstall retail park, private gyms and access to public leisure facilities and supermarkets. Within a short walk is the beautiful Kirkstall Abbey, Aire and Calder Navigation canal and the River Aire offering fabulous weekend walks and activities, as well as a monthly farmers' market.

The property is well-maintained and presented, which is clear to see when viewing with a recently renovated kitchen and bathroom and tasteful decor throughout.

Some of this home's excellent features include:

- Good sized living room, perfect for the family or cosy nights in
- Modern kitchen with integrated dishwasher, cooker, hob and extractor.
- To the first floor there are two double bedrooms and an additional single currently used as an office.
- Renovated bathroom with floor to ceiling tiles, vanity sink, towel radiator and over bath shower.
- Externally there is a driveway offering ample off street parking and leading to a separate garage.
- Mature, yet low maintenance garden with fruit trees.

Call our team today to book your viewing!

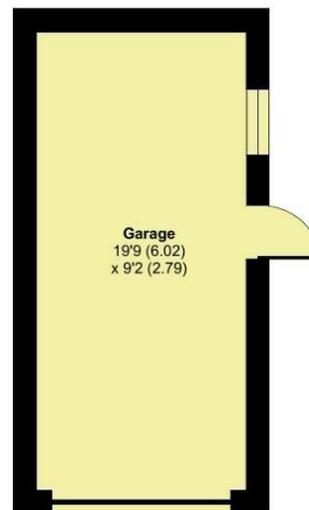
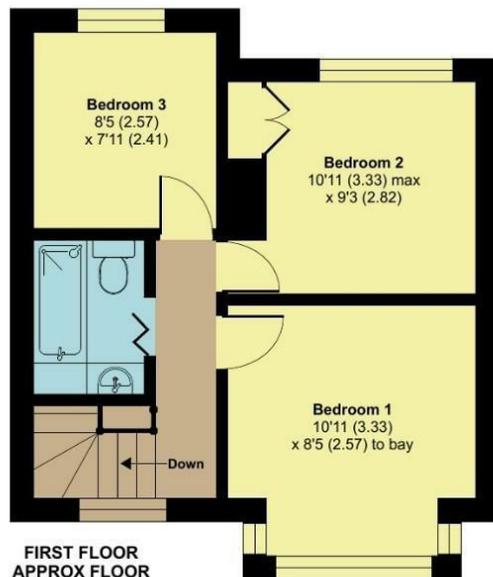
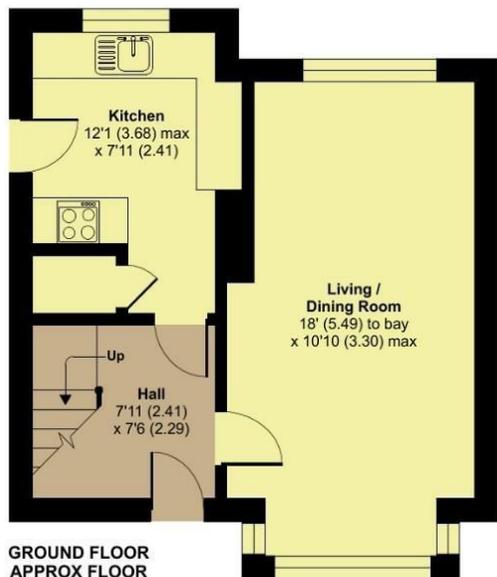




Lea Farm Crescent, Kirkstall, Leeds, LS5

Approximate Area = 950 sq ft / 88.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 35.7 SQ M
(384 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 35.7 SQ M
(384 SQ FT)

GARAGE
APPROX FLOOR
AREA 17 SQ M
(182 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 924654

Viewing

Please contact our Hunters Horsforth Office on 0113 323 7720 if you wish to arrange a viewing appointment for this property or require further information.

114 New Road Side, Horsforth, LS18 4QB
Tel: 0113 323 7720 Email:
horsforth@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">89</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">70</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

