

# HUNTERS®

HERE TO GET *you* THERE



## Bobbin Row

Leeds, LS12 4FJ

£229,500

 3  2  1  B

Council Tax: C

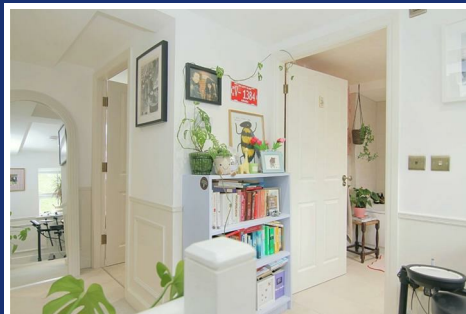




# 31 Bobbin Row

Leeds, LS12 4FJ

£229,500



- Stunning stone terrace
- Three charming bedrooms
- Beautiful Grade II listed building
- Two lovely bathrooms
- Contemporary integrated kitchen
- Tastefully decorated throughout
- Cottage feel with modern luxuries
- Perfect for first-time buyers and couples alike!
- Economical EPC score of 'B'
- Sought-after new development near Leeds

Presenting a BEAUTIFUL Grade II listed, terraced home that is now available for sale. This immaculate property boasts a unique combination of MODERN conveniences and charming period features, providing a delightful cottage feel and brimming with character. It's nestled in a highly desirable new development, with a SOUGHT-AFTER location near the Ring Road and public transportation links. Plus, you can enjoy serene canal walks right at your doorstep.

This beautiful STONE property features an inviting RECEPTION ROOM, which is tastefully decorated and bathed in natural light from the deep windows. It combines seamlessly with the kitchen, forming a true heart of the home. The KITCHEN itself is CONTEMPORARY equipped with stunning kitchen units featuring under cupboard lighting and both an integrated fridge freezer and dishwasher. Additionally, it benefits from a plumbed pantry space with power and a tiled splashback, enhancing its practicality.

The property offers THREE charming bedrooms. The main double bedroom is a haven with plush carpeting and its own ENSUITE bathroom. The second room is a lovely single room with space for furniture and could function as a potential HOME OFFICE. The third bedroom on the first floor is another double, enjoying a front view over the pond and comes with fitted shelving.

This stunning home boasts TWO bathrooms. The main bathroom presents a calming atmosphere with neutral tiles, a three-piece suite featuring an over-bath shower and heated towel rail. The ensuite bathroom for the main bedroom is equally stunning and practical with a shower and a bathroom plug socket and a lovely décor.

With an EPC rating of B, this property is energy efficient. It is ideal for first-time buyers and couples alike. A ONE-OF-A-KIND opportunity to own this gorgeous, character-filled home awaits you. Viewings are highly recommended to see what's on offer!

Tel: 0113 257 6198

## LOUNGE/KITCHEN

14'9" x 13'9" (4.50m x 4.20m)

## BEDROOM

10'11" x 8'3" (3.33m x 2.54m)

## BATHROOM

7'7" x 6'5" (2.32m x 1.97m)

## BEDROOM

12'11" x 8'3" (3.95m x 2.54m)

## EN-SUITE

6'6" x 3'11" (1.99m x 1.21m)

## BEDROOM

8'3" x 6'3" (2.53m x 1.92m)



Road Map



Hybrid Map



Terrain Map



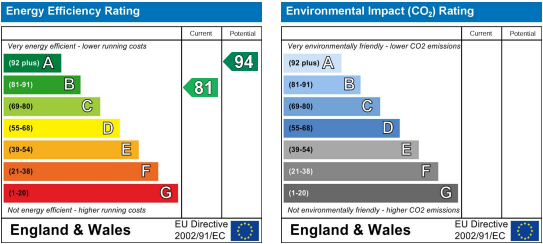
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 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.