

HUNTERS®

HERE TO GET *you* THERE



Leysholme Crescent

Leeds, LS12 4HH

£200,000



Council Tax: B



115 Leysholme Crescent

Leeds, LS12 4HH

£200,000



- CHAIN FREE
- TWO BEDROOM
- SEMI DETACHED BUNGALOW
- GOOD SIZE REAR GARDEN
- SUMMER HOUSE WITH POWER
- DRIVEWAY
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND (subject to planning permission)

This well-maintained bungalow enjoys a tranquil setting while remaining close to excellent transport connections, green spaces and everyday amenities. Internally, the property is bright, welcoming and thoughtfully arranged throughout.

A side entrance opens into a practical vestibule, leading through to a spacious and light-filled living room featuring a charming bay window and attractive electric fire focal point. The neutral kitchen is fitted with a range of wall and base units providing ample storage, along with an integrated oven, gas hob and breakfast bar.

To the rear of the property are two well-proportioned bedrooms overlooking the beautifully maintained garden, creating a peaceful and relaxing outlook. The bathroom is fitted with a white suite comprising a bath with overhead shower, wash basin, WC and heated radiator, offering a fresh and clean finish.

The property also benefits from loft space, providing excellent storage space and potential for conversion, subject to the necessary planning permissions, as demonstrated by neighbouring properties.

Externally, the front of the property offers off-street parking for two vehicles, together with a low-maintenance gravel driveway and garden bordered by hedging and wall boundaries.

To the rear is a generous, fully enclosed garden featuring a neat lawn, fence boundaries and two useful storage sheds. A particular highlight is the charming summer house with electricity supply, offering a fantastic space for entertaining, relaxing, working from home or pursuing hobbies, all while enjoying the peaceful and private surroundings.

The property falls within Council Tax Band B. The location is well served by nearby schools, local shops, parks and leisure facilities, while the nearby ring road provides excellent access around Leeds, Bradford and the wider West Yorkshire area. Leeds city centre is easily accessible by both car and regular bus services, with Leeds Station offering onward rail connections to destinations including York, Manchester and London.

Combining a quiet setting, practical living accommodation and excellent local connectivity, this delightful bungalow presents an ideal opportunity for buyers seeking a ready-to-move-into home with scope to make it their own.

Tel: 0113 257 6198

KITCHEN

14'8" x 10'5" (4.48m x 3.18m)

LIVING ROOM

14'8" x 10'7" (4.48m x 3.24m)

BEDROOM ONE

11'5" x 9'1" (3.49m x 2.78m)

BEDROOM TWO

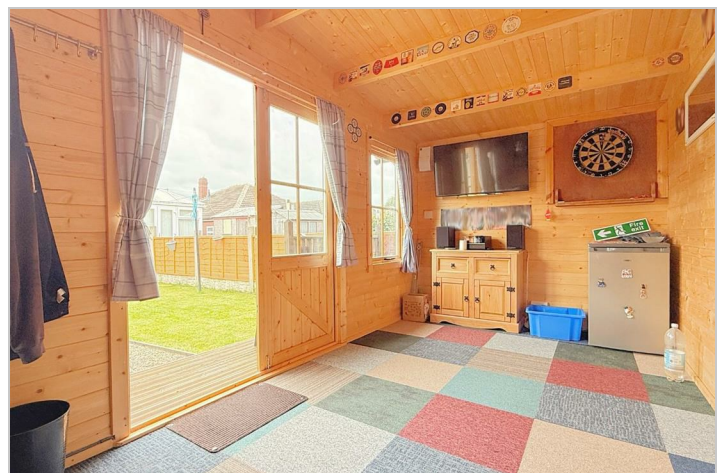
11'5" x 5'3" (3.49m x 1.62m)

BATHROOM

7'1" x 5'6" (2.17m x 1.68m)

GARDEN ROOM

15'8" x 7'5" (4.78m x 2.27m)



Road Map



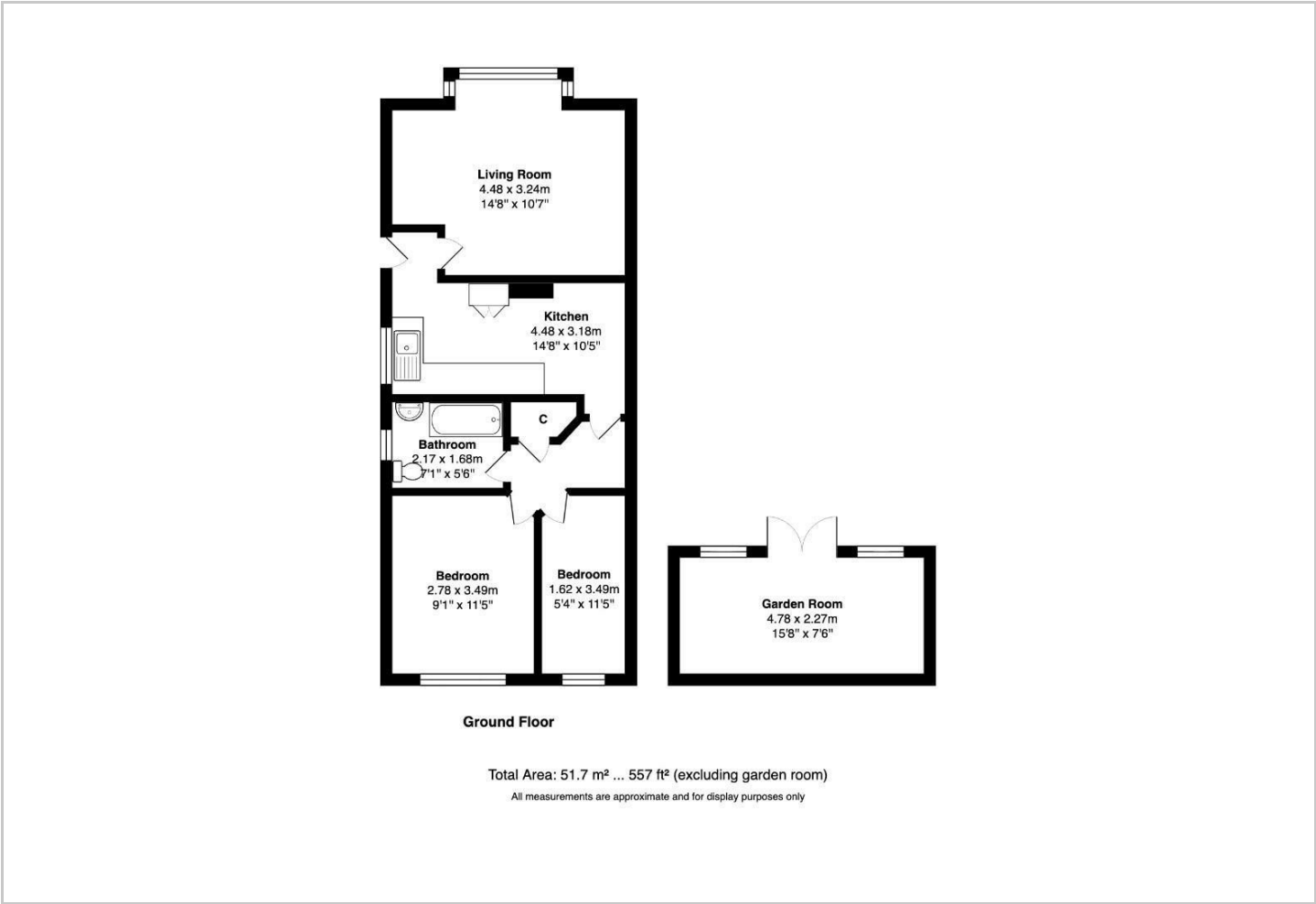
Hybrid Map



Terrain Map



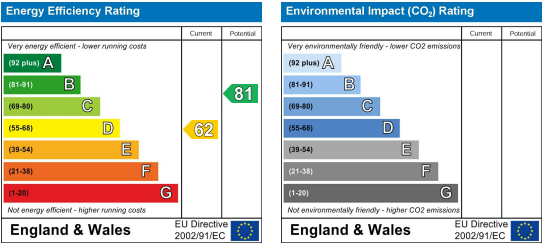
Floor Plan



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.