

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Silver Royd Drive

Leeds, LS12 4QS

Offers Over £250,000



Council Tax: C





# 26 Silver Royd Drive

Leeds, LS12 4QS

## Offers Over £250,000



- Detached bungalow with no chain
- Three spacious double bedrooms
- Kitchen with ample dining space
- Sunroom with garden access
- Large double garage
- Off road parking for 2 cars
- Modernisation opportunity for investors
- Sunny south west facing rear garden
- Study & Sun room
- Separate utility room & wc

This charming three-bedroom detached bungalow, featuring spacious double bedrooms, a sunroom, generous living and kitchen areas, double garage, and private gardens, offers excellent potential for modernisation and is ideally located near transport links and local amenities, making it a perfect opportunity for investors, families, or couples.

Now for sale this property presents an excellent opportunity for investors looking to expand their portfolio, and an idyllic home for families or couples seeking space and convenience.

As you enter the property into the spacious Dining Kitchen, which provides access to the the LIVING ROOM, crowned with elegant ceiling coving and offering a sliding door to the study room. The spacious double bedrooms are a key feature of this home. Two bedrooms benefit from built-in wardrobes, with one enjoying direct access to a unique sunroom, with garden access.

The KITCHEN/DINER is thoughtfully designed with ample dining space, complete with fixed storage units for your convenience. It comes equipped with a double oven and gas hob, with the added benefit of space for a dishwasher and fridge freezer, making meal preparation a delight.

The BATHROOM boasts a corner bath and a separate shower, along with a washbasin and toilet, providing private and comfortable facilities. To supplement, the property offers a utility room, equipped with a toilet and space allotted for a washer.

Noteworthy are its unique features, including off road parking space for TWO cars and a double-sized GARAGE with remote door and light and power supply, rear SOUTH WEST facing gardens, useful under house storage, gas central heating, and PVC double glazing. Plus, no chain is involved, which makes for a straightforward transition.

The property is conveniently located, providing easy access to public transport links to both Leeds and local amenities in the immediate area, and delightful green spaces. Enjoy nearby parks, walking, and cycling routes for leisurely weekends.

Rounding off its outdoor provisions is a part-lawned & sunny garden, bisected by mature shrub and flower borders. Seize this chance to create a beautiful home tailored to your tastes, underscored by the potential to enhance its existing allure.

Tel: 0113 257 6198

### DINING KITCHEN

17'10" x 11'5" (5.46 x 3.48)

### LIVING ROOM

13'10" x 13'10" (4.23 x 4.23)

### OFFICE/STUDY

15'6" x 5'0" (4.73 x 1.53)

### BEDROOM ONE

11'5" x 11'5" (3.49 x 3.48)

### BEDROOM TWO

13'10" x 11'5" (4.23 x 3.48)

### SITTING ROOM

13'1" x 5'0" (3.99 x 1.53)

### BEDROOM THREE

12'2" x 8'8" (3.71 x 2.65)

### BATHROOM

15'3" x 10'2" (4.66 x 3.12)

### UTILITY ROOM

6'5" x 5'4" (1.98 x 1.65)

### DOUBLE GARAGE

18'7" x 18'8" (5.68 x 5.69)



Road Map



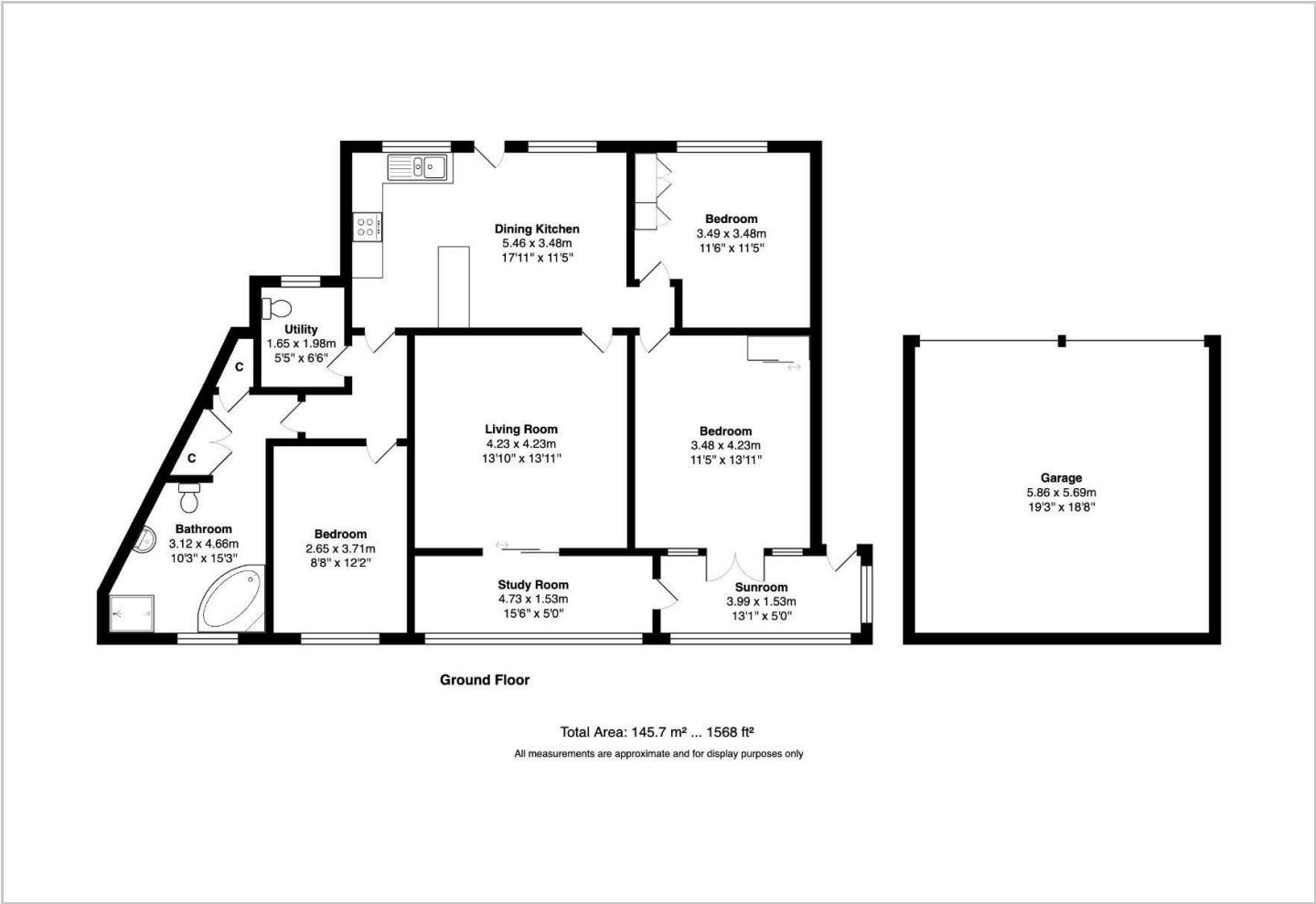
Hybrid Map



Terrain Map



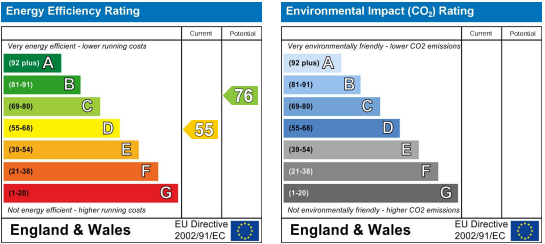
Floor Plan



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.