HUNTERS®

HERE TO GET *you* THERE



Spring Valley Drive

Leeds, LS13 4RN

£205,000

3 | 1 | 1 | D

Council Tax: B





21 Spring Valley Drive

Leeds, LS13 4RN

£205,000





- MOVE IN READY
- THREE BEDROOM SEMI DETACHED
- POPULAR LOCATION
- CLOSE TO TRAIN STATION
- ENCLOSED GARDENS
- WELL PROPORTIONED ROOM SIZES
- COUNCIL TAX BAND:- B
- EPC RATING:- D

Entering the property, a welcoming entrance vestibule provides access to the ground-floor accommodation, with stairs rising to the first floor.

The spacious living room immediately creates a light and airy feel, enhanced by a large bay window which allows plenty of natural light to fill the room. Neutral décor and tiled flooring provide a fresh and easy-to-maintain finish, while double doors connect through to the kitchen breakfast room, creating a sociable and practical layout.

Positioned to the rear, the kitchen breakfast room continues the neutral presentation and tiled flooring. There is a generous range of storage cupboards complemented by ample worksurface space, along with a useful understairs storage cupboard. There is plenty of room for a breakfast or dining area, while a rear external door provides direct access into the garden.

To the first floor are three well-proportioned bedrooms. The main bedroom is positioned to the front and benefits from a lovely bay window, creating a bright and spacious feel. The second bedroom is another good-sized double overlooking the rear garden, while the third bedroom offers flexibility as a child's bedroom, nursery, home office or dressing room.

Completing the first floor is the family bathroom, finished in a neutral style with full-height tiling and a bath with shower over.

Externally, the property enjoys gardens to both the front and rear. To the front, a gated pathway leads to the entrance and continues along the side of the property, alongside a lawned garden enclosed by fencing and hedging. To the rear is a fully enclosed garden with a small patio area and lawn, providing a pleasant and manageable outdoor space for relaxing, entertaining or children to enjoy.

Spring Valley Drive is conveniently positioned within the popular Bramley area, with a wide variety of everyday amenities, supermarkets and schools close by. Bramley railway station provides useful connections towards Leeds and Bradford, while the nearby Ring Road makes the location particularly convenient for commuters and those travelling further afield.

Well presented, neutrally decorated and ready to move straight into, this is an exciting opportunity for anyone looking to take their first step onto the property ladder or secure a fantastic family home. Early viewing is highly recommended – call today to arrange your viewing.

DINING KTICHEN
15'7" x 8'4" (4.76m x 2.56m)

LIVING ROOM
13'3" x 12'4" (4.05m x 3.77m)

BEDROOM ONE
11'3" x 9'7" (3.43m x 2.94m)

BEDROOM TWO
10'5" x 9'7" (3.20m x 2.94m)

BEDROOM THREE
8'3" x 5'6" (2.54m x 1.70m)

BATHROOM
5'11" x 5'6" (1.81m x 1.69m)









Road Map



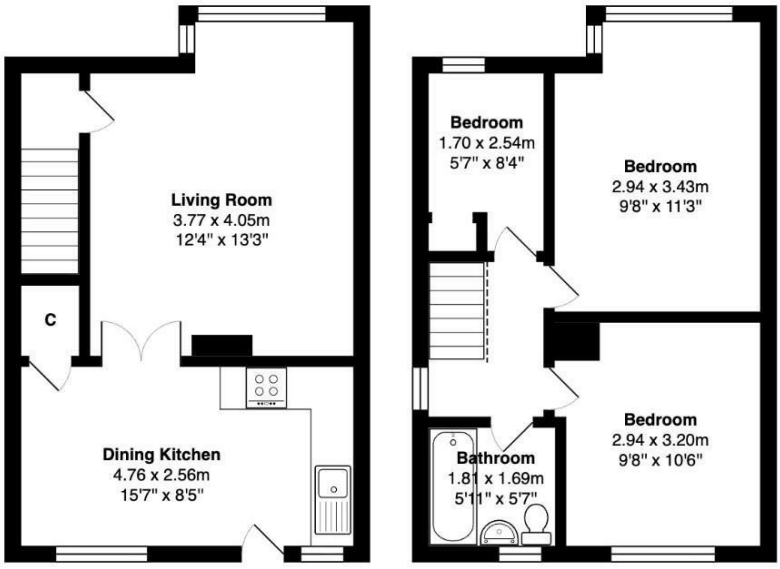
Hybrid Map



Terrain Map



Floor Plan



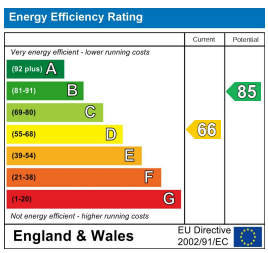
Total Area: 67.7 m² ... 728 ft²

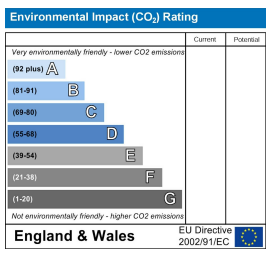
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com