

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fairfield Grove

Leeds, LS13 3DW

Asking Price £110,000



Council Tax: B



# 14 Fairfield Grove

Leeds, LS13 3DW

Asking Price £110,000



- 50% shared ownership
- Modern designed Semi
- Two spacious double bedrooms
- Off road parking
- Zoned gas central heating
- Enclosed rear garden with shed
- Convenient urban location
- Close to public transport
- Downstairs toilet
- Ideal for couples or sharers

This modern semi-detached property is currently listed for sale, offering 50% shared ownership and is in good condition. At the point of sale the property will be sold with a leasehold extension, extending the current lease term to 174 years., with a monthly rent payable to Accent Homes of £204. In our opinion this is ideal for couples or sharers, with the potential to staircase ownership, and boasts unique features such as parking, a modern design, a downstairs wc, two generous sized bedrooms, zoned gas central heating, and PVC double glazing.

Upon entering the property, you are greeted by an entrance HALL leading to a downstairs toilet. The property offers one large reception room that is well lit with large windows and comes with a storage cupboard and a door leading to the rear garden. The KITCHEN is fitted with LED lighting, a gas hob, a single oven, and has space for a washer and fridge. It also features ample storage units and drawers and is open to the dining area, making it a great space for entertaining.

The property has two large bedrooms, both of which are spacious doubles. The first bedroom has two front windows and comes with a storage cupboard. The second bedroom features side and rear windows, filling the room with natural light.

The BATHROOM is fitted with a heated towel rail, mains shower, LED lighting, and a white suite, adding a touch of elegance.

Externally, there is an enclosed rear garden, part paved with grass and a shed, perfect for outdoor relaxation.

The property is conveniently located in an urban area with great public transport links and local amenities. It's also handy for the Bramley train station and offers enjoyable walking and cycling routes. This property is a must-see for those seeking a stylish and convenient urban living, with the future option of stair-casing up to 100% ownership

Amazing opportunity for a couple/sharers or young family to acquire a 50 % shared ownership in this stylish modern semi-detached property with unique features and modern design is perfect for couples or sharers looking for urban living convenience.

Tel: 0113 257 6198

HALL

DOWNSTAIRS WC

LIVING ROOM

16'2" x 14'4" (4.93 x 4.37)

KITCHEN

10'5" x 8'0" (3.18 x 2.44)

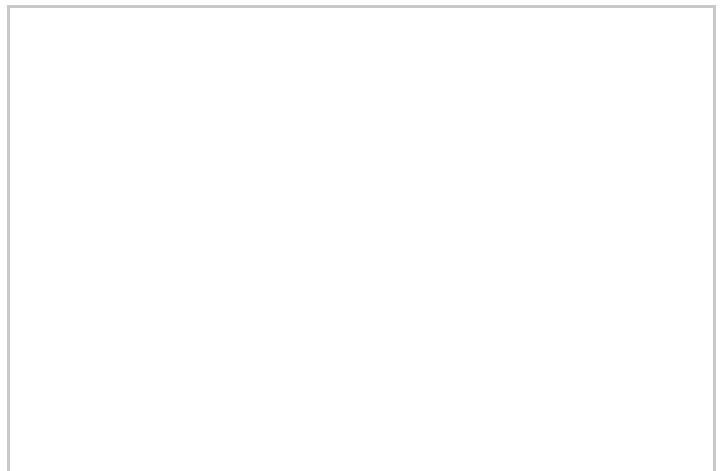
BEDROOM ONE

15'3" x 8'9" (4.67 x 2.69)

BEDROOM TWO

15'1" x 7'8" (4.60 x 2.34)

BATHROOM



## Road Map



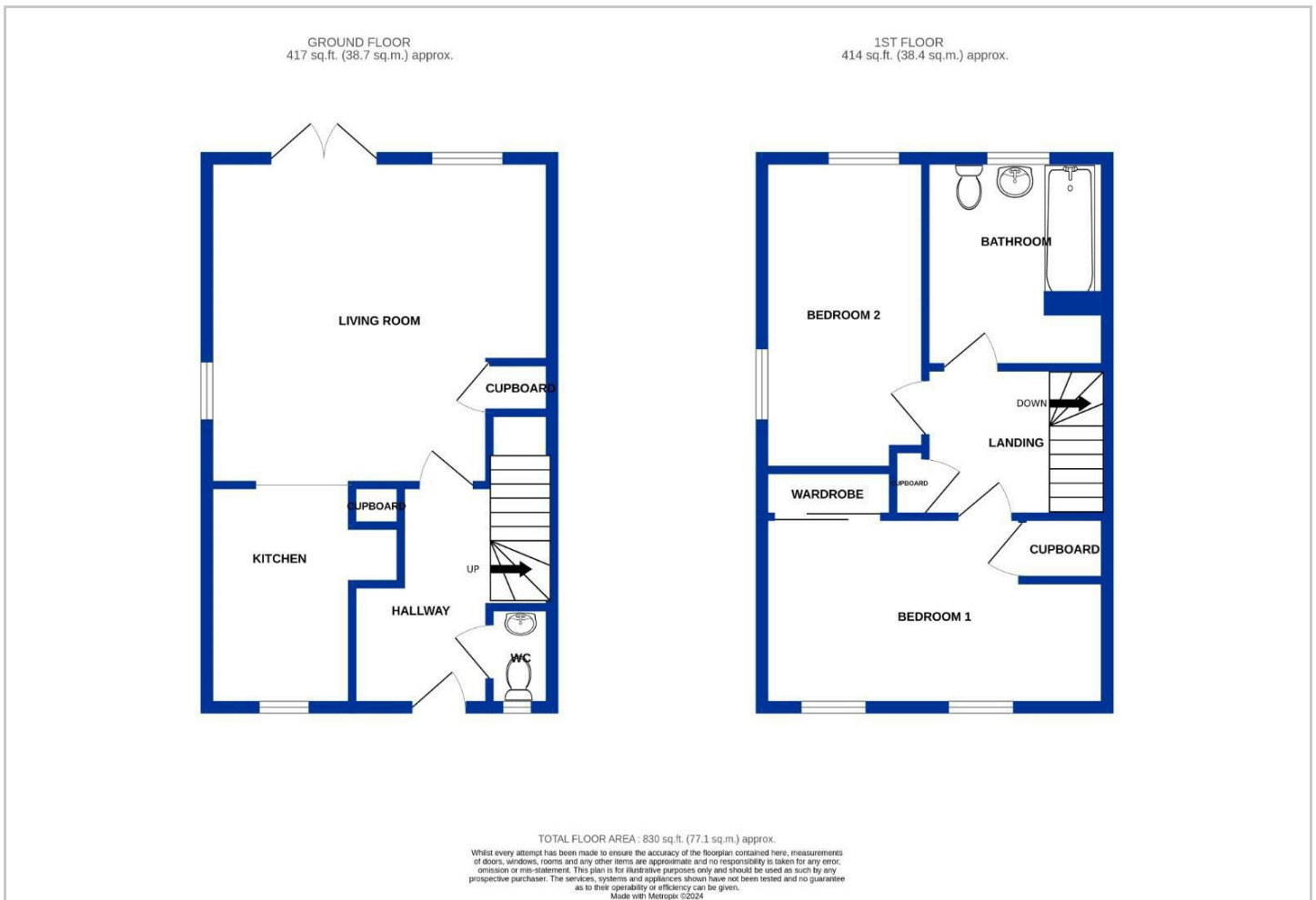
## Hybrid Map



## Terrain Map



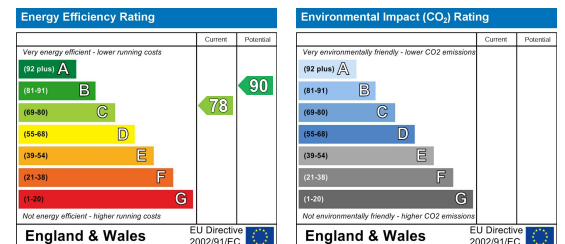
## Floor Plan



## 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.