

HUNTERS[®]

HERE TO GET *you* THERE



Paxton Court

Armley, Leeds, LS12 2JU

Asking Price £220,000



Council Tax: B



5 Paxton Court

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- Three bedroom end of terraced house
- Attention couples and families
- Kitchen installed 2020, new en suite installed 2022
- Spacious living/dining room
- Three double bedrooms
- Guest w/c and storage
- Enclosed rear garden
- Allocated parking space

Hunters are excited to offer for sale this stunning and deceptively spacious THREE BEDROOM END OF TERRACED house which is situated in a convenient location in LS12, near to local amenities and transport links. Showcasing beautiful and stylish accommodation throughout and arranged over three floors, the property boasts a modern fitted KITCHEN INSTALLED IN MARCH 2020 and an impressive NEW EN SUITE SHOWER ROOM INSTALLED IN FEB 2022. In addition, there are THREE DOUBLE BEDROOMS, a spacious LIVING/DINING ROOM, GUEST W/C, a low maintenance ENCLOSED GARDEN and ALLOCATED PARKING SPACE. Sure to appeal to a range of buyers in particular PROFESSIONAL COUPLES and FAMILIES, early viewing is genuinely highly advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALLWAY with useful storage cupboard, GUEST W/C and stairs rising to the first floor. The KITCHEN has a well thought out range of soft close wall and base units and includes an integrated electric oven, hob and extractor hood and space for a low level fridge and freezer and washing machine. The LIVING/DINING ROOM is a brilliant size with a space for a dining table and chairs, a handy under stairs storage cupboard and French doors leading out to the garden.

To the first floor, there are TWO bedrooms and a house bathroom. BEDROOM TWO is located to the rear and is a lovely double sized room with magnificent far reaching views. BEDROOM THREE is also a double sized room and currently been used as an office/guest room. The BATHROOM has a three piece suite with overhead mains powered shower, vanity style sink unit and heated towel rail.

Stairs from the first floor LANDING lead to the second floor where BEDROOM ONE can be found which is a fantastic double sized room and has fitted wardrobes with sliding doors. There is a useful storage cupboard which leads to plenty of eaves storage. The EN-SUITE SHOWER ROOM is a great addition and features an overhead mains powered rainfall shower, stylish tiling, floating vanity style sink unit, heated towel rail, tiled flooring and a Keylight window.

Outside, to the front, there is a small lawned area belonging to the property which overlooks green space which is well maintained by Leeds City Council. To the rear, there is a fully enclosed, low maintenance garden which is mainly laid with slate chippings and lawn. There is a garden shed with light and power ideal for storage and an ALLOCATED PARKING SPACE to the rear.

The location of the property is ideally located to access the excellent range of local amenities at Bramley Shopping centre and Kirkstall Bridge Shopping Park which are both located within 1 mile from the address. There are excellent commuting links nearby for access to Leeds, Bradford and the motorway network and Leeds & Liverpool canal is located 0.7 miles away which offers beautiful countryside walks.

HALLWAY

KITCHEN

11'77 x 5'98 (3.35m x 1.52m)

LIVING/DINING ROOM

15'59 x 12'94 (4.57m x 3.66m)

GUEST W/C

5'11 x 2'84 (1.80m x 0.61m)

LANDING

BEDROOM TWO

12'99 x 10'51 (3.66m x 3.05m)

BEDROOM THREE

12'93 x 10'02 (3.66m x 3.10m)

BATHROOM

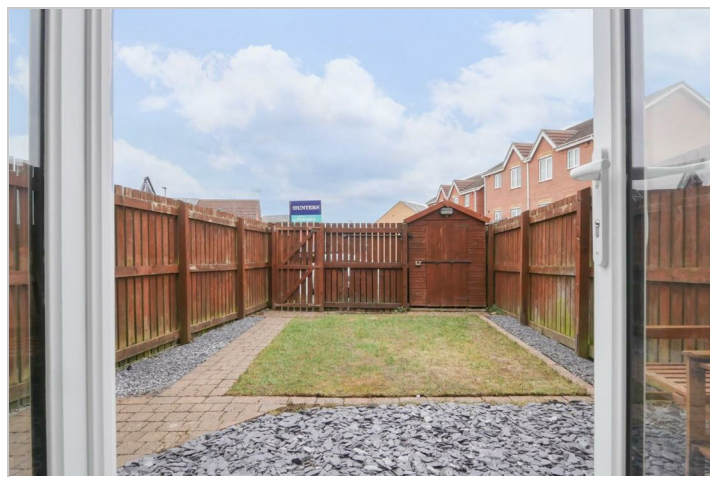
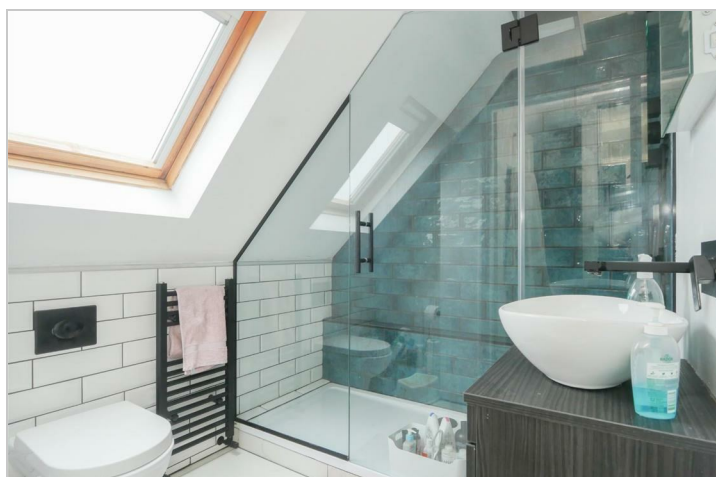
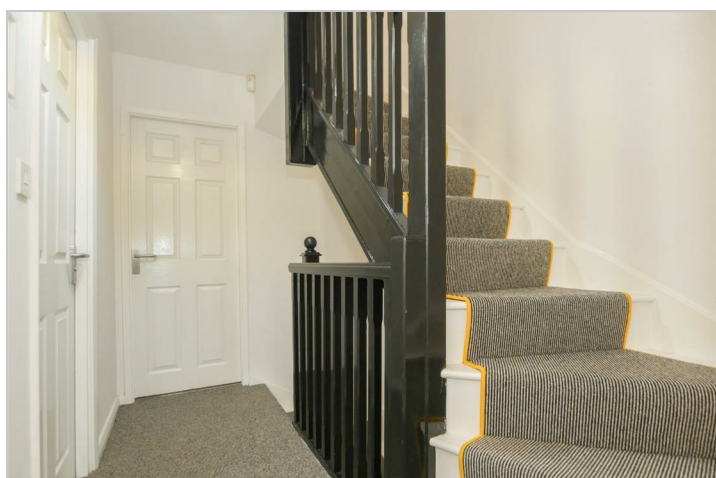
6'61 x 6'23 (1.83m x 1.83m)

BEDROOM ONE

12'93 x 12'18 (3.66m x 3.66m)

EN-SUITE

6'86 x 6'15 (1.83m x 1.83m)



Road Map



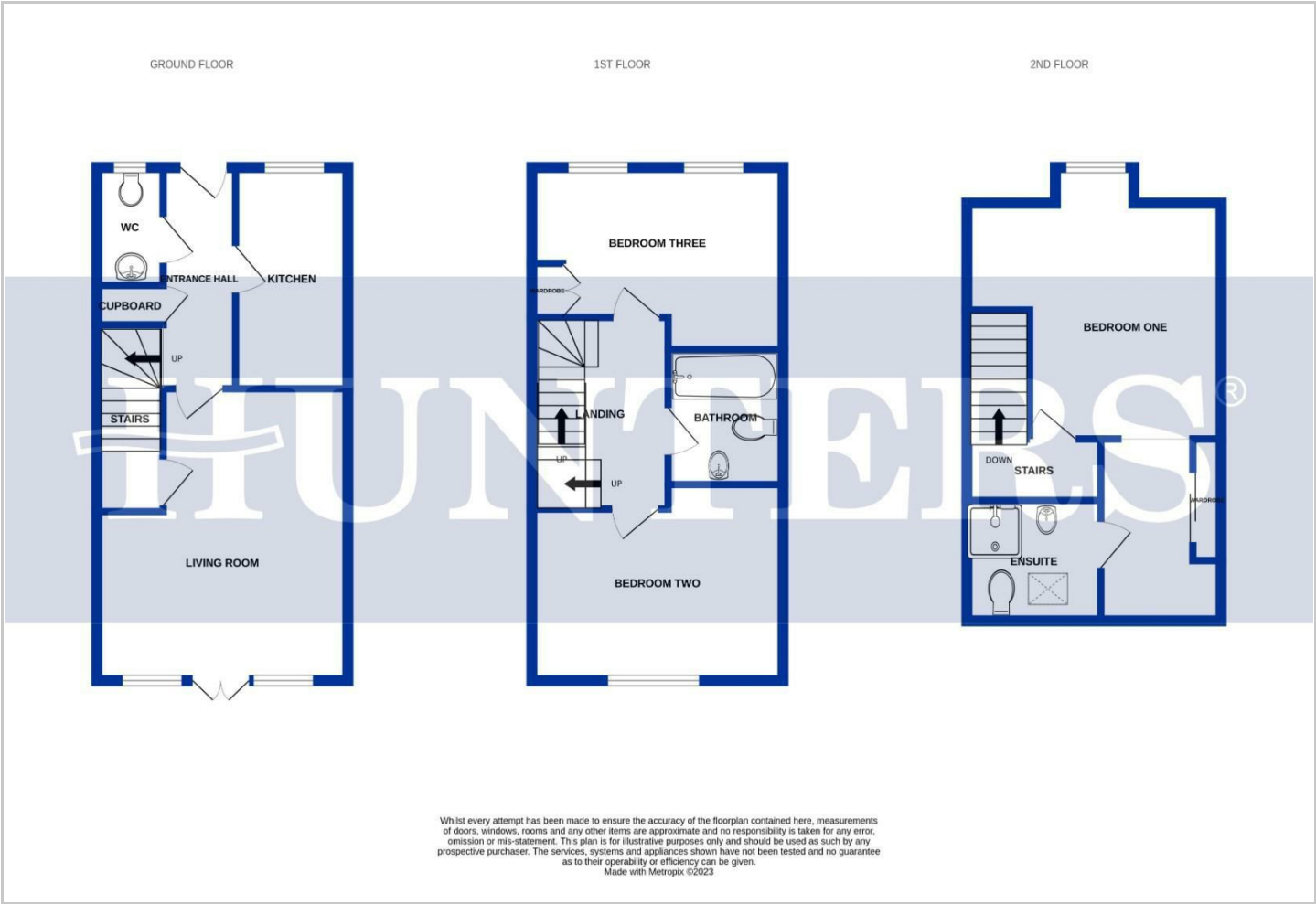
Hybrid Map



Terrain Map



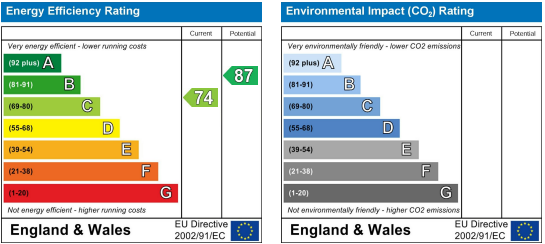
Floor Plan



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.