

HUNTERS®

HERE TO GET *you* THERE



Dragon Drive
Leeds, LS12 4AS

£230,000

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Council Tax: B



34 Dragon Drive

Leeds, LS12 4AS

£230,000



- Well presented semi detached
- Three tastefully decorated bedrooms
- Open-plan kitchen/diner with garden access
- Master bedroom with bay window
- Nicely decorated throughout
- Well-maintained bathroom with luxury features
- Mature garden with flower borders
- Off-street parking and garage
- Sought-after urban location
- Excellent commuting links

This well presented semi-detached house, located in a desirable urban area with easy access to Leeds, features three tastefully decorated bedrooms, a well-appointed bathroom, an open-plan kitchen, a cosy reception room, a mature garden, off-street parking, and a garage, making it an ideal home for first-time buyers and families.

Welcome to this charming semi-detached house which is now currently for sale. Located in a sought-after urban area with convenient commuting links to Leeds, this gem of a property is in good condition and offers a wonderful blend of comfort and practicality.

The house features THREE bedrooms, all of which tastefully decorated with recent new flooring. The first two bedrooms are double rooms, with the main bedroom boasting a front bay window and loft access, which is boarded with light. The third bedroom is a single room, perfect for a home office or children's room. Enhancing the charm of these rooms is the laminated wood flooring, providing both warmth and elegance.

There's a well-maintained BATHROOM with a heated towel rail, a white suite, mains shower, and LED lighting. The tiled walls and vanity style sink add a touch of luxury, making it a lovely space to start and end your day.

The heart of the house is the open-plan KITCHEN/DINING, a great spot for family gatherings. It comes with ample modern fitted units and drawers, an electric oven and hob, and space for a fridge freezer and washer. The LED lighting sets the perfect mood for cooking, while the double doors lead out to the garden, letting in an abundance of natural light.

The LIVING room is a cosy retreat with a fireplace and front bay window, making it an ideal place to unwind.

Outside, the property boasts a mature garden with flower and shrub borders, off-street parking, and a single GARAGE. It's perfect for first-time buyers and families. Come and take a look, you'll feel right at home!

The Wortley community centres around a variety of local shops and public facilities, public houses, the Elland Road football ground and the park. Wortley is also well located for commuting to Leeds and Bradford and the motorway network and the Leeds ring road links. There are also frequent bus services from Wortley to Leeds city centre and neighbouring areas.

ENTRANCE HALL
8'9" x 5'5" (2.67 x 1.67)

LIVING ROOM
11'3" x 10'0" (3.45 x 3.06)

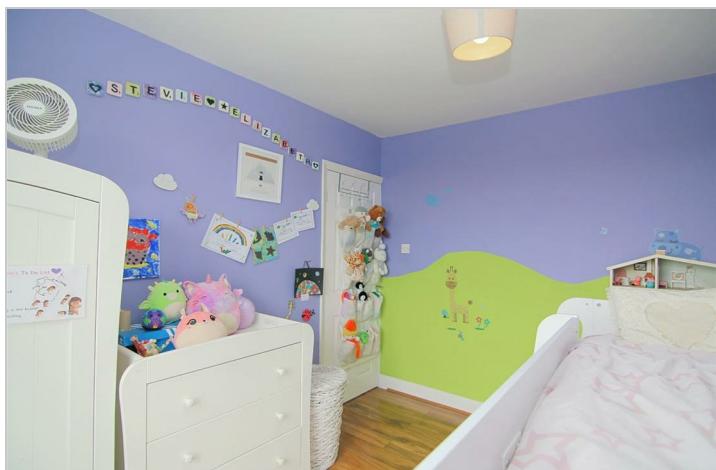
KITCHEN/DINING
16'0" x 11'2" (4.89 x 3.41)

BEDROOM ONE
11'5" x 10'0" (3.49 x 3.06)

BEDROOM TWO
11'2" x 9'8" (3.42 x 2.97)

BEDROOM THREE
7'3" x 5'10" (2.23 x 1.80)

BATHROOM
6'9" x 5'9" (2.08 x 1.76)



Road Map



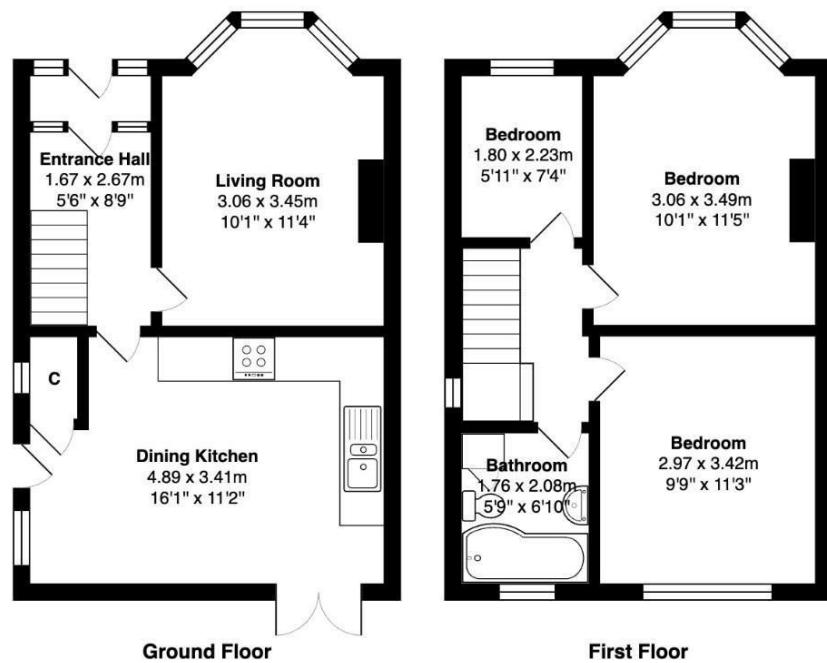
Hybrid Map



Terrain Map



Floor Plan



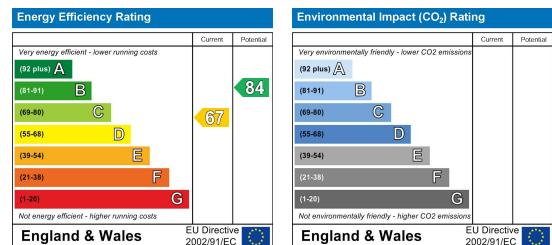
Total Area: 70.7 m² ... 761 ft²

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.