

# HUNTERS®

HERE TO GET *you* THERE



## Summerfield Drive

Leeds, LS13 1AJ

£179,950



Council Tax: A



# 19 Summerfield Drive

Leeds, LS13 1AJ

£179,950



- Charming semi detached house
- Three inviting bedrooms with built-in storage
- Spacious reception room with fireplace
- Well-organised kitchen with ample storage
- Large rear garden with landscaping potential
- Smart white suite bathroom with electric shower
- CH boiler with warranty and double glazing
- Convenient composite side door access
- Close to public transport and schools

A charming 3-bedroom semi-detached home in a vibrant yet peaceful urban area, featuring a spacious reception room with dual-aspect windows, well-organised kitchen, inviting bedrooms, smart bathroom, large rear garden, and efficient CH boiler and PVC double glazing, all in a convenient location with access to public transport, schools, amenities, and community spirit.

We're excited to present this charming THREE-bedroom semi-detached home for sale. Nestled in a vibrant, yet peaceful urban area, the property is in good condition and ready to welcome new owners.

The heart of the home is a spacious LIVING room, boasting a cosy fireplace and dual-aspect windows, ensuring a flood of natural light throughout the day. There's plenty of room for a large dining table, making it a perfect spot for family meals or entertaining guests.

The property offers a well-organised KITCHEN, complete with built-in pantries and ample storage units. It also has dedicated space for a fridge and washing machine, and a composite side door, adding an extra touch of convenience.

When it comes to rest, the home offers THREE inviting bedrooms. Two of these are generously sized doubles, offering plenty of space for your comfort. The third bedroom, with built-in storage, could also be used as a home office, giving you the versatility to adapt the space to your needs.

The BATHROOM is fitted with a smart white suite and an electric shower, combining style and functionality.

One of the standout features of this property is its large rear garden. It's a blank canvas with potential to landscape further, adding value and your personal touch.

This home benefits from a CH boiler with warranty and PVC double glazing, enhancing its overall efficiency.

The location of the property is a real highlight, benefiting from public transport links, nearby schools, local amenities, walking and cycling routes, and a strong local community. Ideal for families and couples alike, this home offers the perfect blend of community spirit and individual privacy.

## HALL

### LIVING ROOM

19'11" x 11'2" (6.08 x 3.41)

### KITCHEN

14'9" x 8'0" (4.51 x 2.46)

### BEDROOM ONE

11'0" x 11'0" (3.37 x 3.36)

### BEDROOM TWO

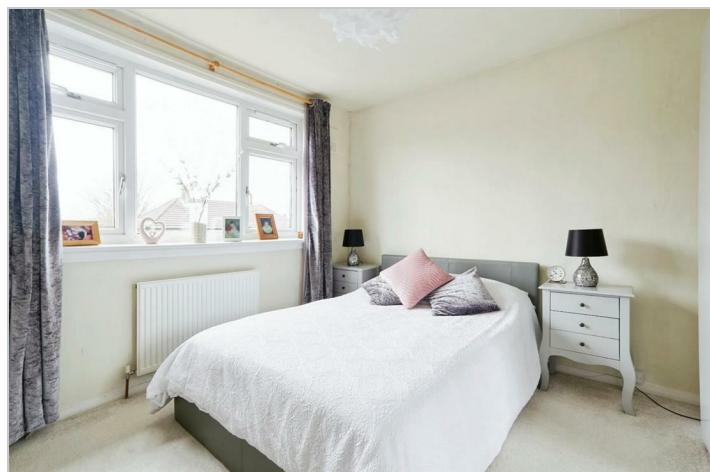
14'9" x 8'7" (4.50 x 2.63)

### BEDROOM THREE

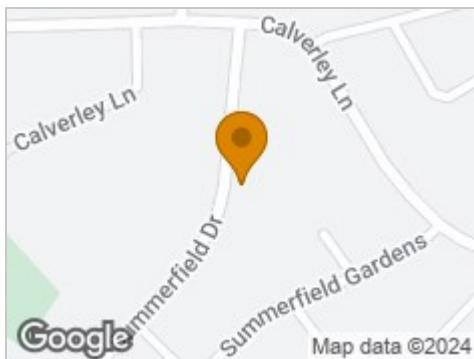
8'8" x 8'6" (2.65 x 2.61)

### BATHROOM

8'0" x 5'6" (2.45 x 1.69)



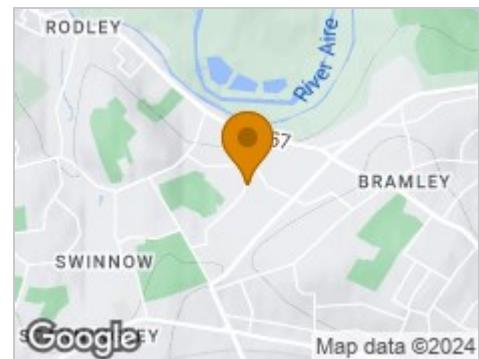
## Road Map



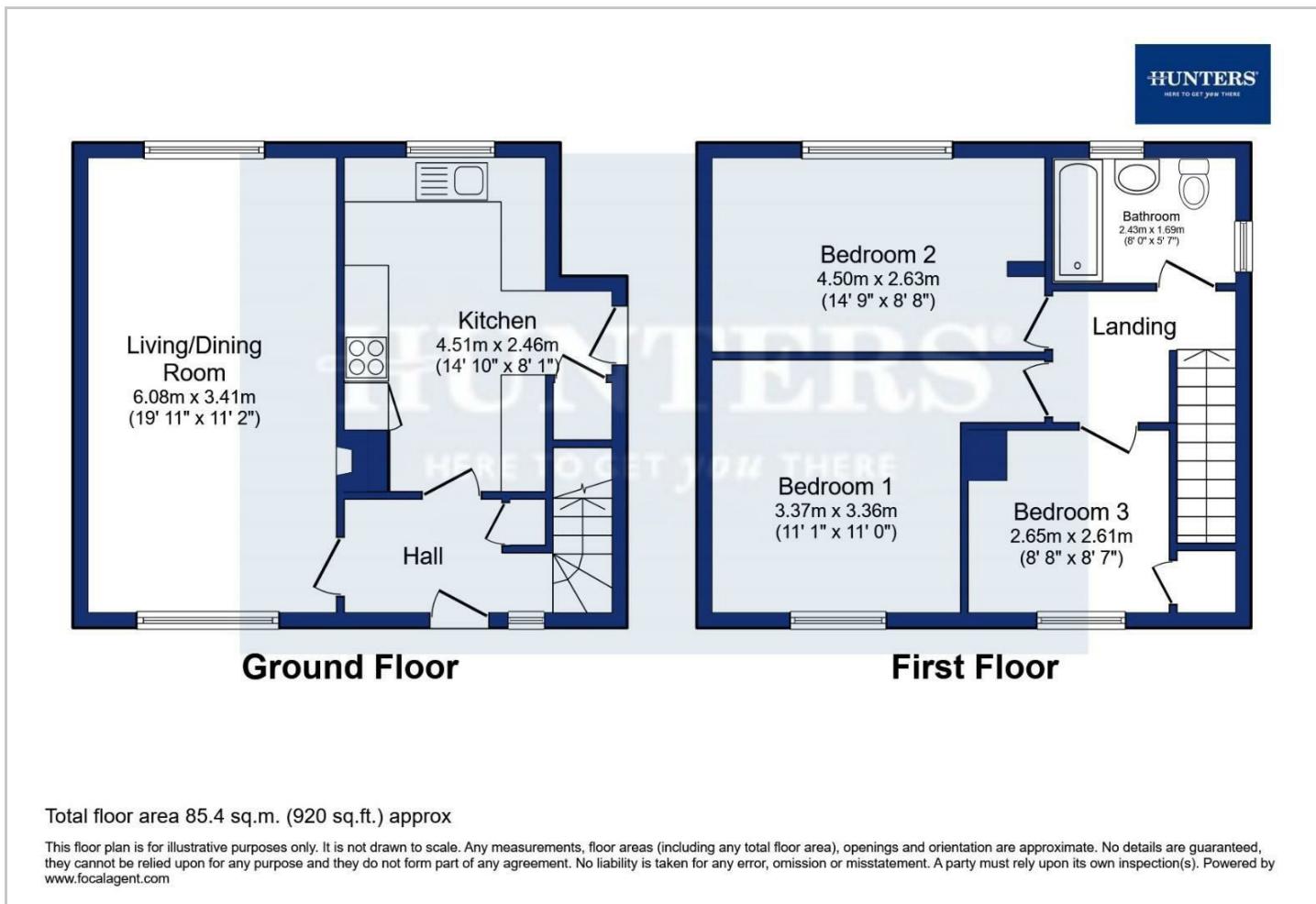
## Hybrid Map



## 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.