

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blairsville Grove

Leeds, LS13 2HT

Guide Price £240,000



Council Tax: B



# 2 Blairsville Grove

Leeds, LS13 2HT

Guide Price £240,000



- Bay fronted semi detached
- Quiet cul de sac
- No onward chain
- Three good sized bedrooms
- Close to park & shops
- Two spacious reception rooms
- Spoke to improve
- Generous parking space
- Single garage
- Rear Garden

This extended semi-detached house, located in a quiet cul de sac with no onward chain, features two spacious reception rooms, a well-appointed kitchen, three good-sized bedrooms, a modern bathroom, generous outdoor space including a block-paved driveway and garage, and benefits from excellent public transport links and local amenities, making it perfect for couples and families seeking a vibrant urban lifestyle.

This charming semi-detached house was offered for sale subject to probate, which is now completed and is waiting to welcome its new owners. Nestled in a quiet cul de sac, yet convenient for all local amenities, the property is in good condition, with potential to add your own stamp and improve, and best of all, there's no onward chain to worry about.

The house boasts a welcoming front PORCH, opening the spacious entrance HALL and to two spacious reception rooms. The first reception room is a cosy haven featuring a beautiful fireplace with a gas fire and a large bay window letting in plenty of natural light. The second reception room, separate from the first, also features a lovely fireplace and is fitted with a laminated wood floor, offering a perfect setting for relaxed evenings at home.

The functional KITCHEN has been extended and is well-appointed, offering ample storage units, worktops with sink, a gas hob and electric oven, and space for a washer and dryer. The laminated floor gives it a modern yet homely touch.

The property offers THREE good-sized bedrooms. Both double bedrooms are spacious, with the master bedroom boasting built-in wardrobes. The single bedroom is also spacious and can easily be converted into a home office.

The BATHROOM is a treat, featuring a heated towel rail, good sized step-in shower, vanity sink with toilet and half-tiled walls. A bonus is the access to loft space.

One of the standout features of this home is the generous outdoor space. The block-paved driveway can accommodate 4/5 cars, and the GARAGE offers extra storage options, plus a rear garden with huge potential.

The location is superb, with excellent public transport links for commuting to Leeds, local shops/amenities, Bramley park, walking and cycling routes, and a strong local community. This home is ideal for couples and families looking for a vibrant urban lifestyle.

Tel: 0113 257 6198



## LIVING ROOM

13'11 x 11' 6 (4.24m x 3.35m 1.83m)

## KITCHEN

18'5 x 7'9 (5.61m x 2.36m)

## DINING ROOM

13'10 x 11'6 (4.22m x 3.51m)

## BEDROOM ONE

14'4 x 11'6 (4.37m x 3.51m)

## BEDROOM TWO

11'10 x 9'6 (3.61m x 2.90m)

## BEDROOM THREE

9'0 x 6'2 (2.74m x 1.88m)

## SHOWER ROOM

8'9 x 8'2 (2.67m x 2.49m)



Road Map



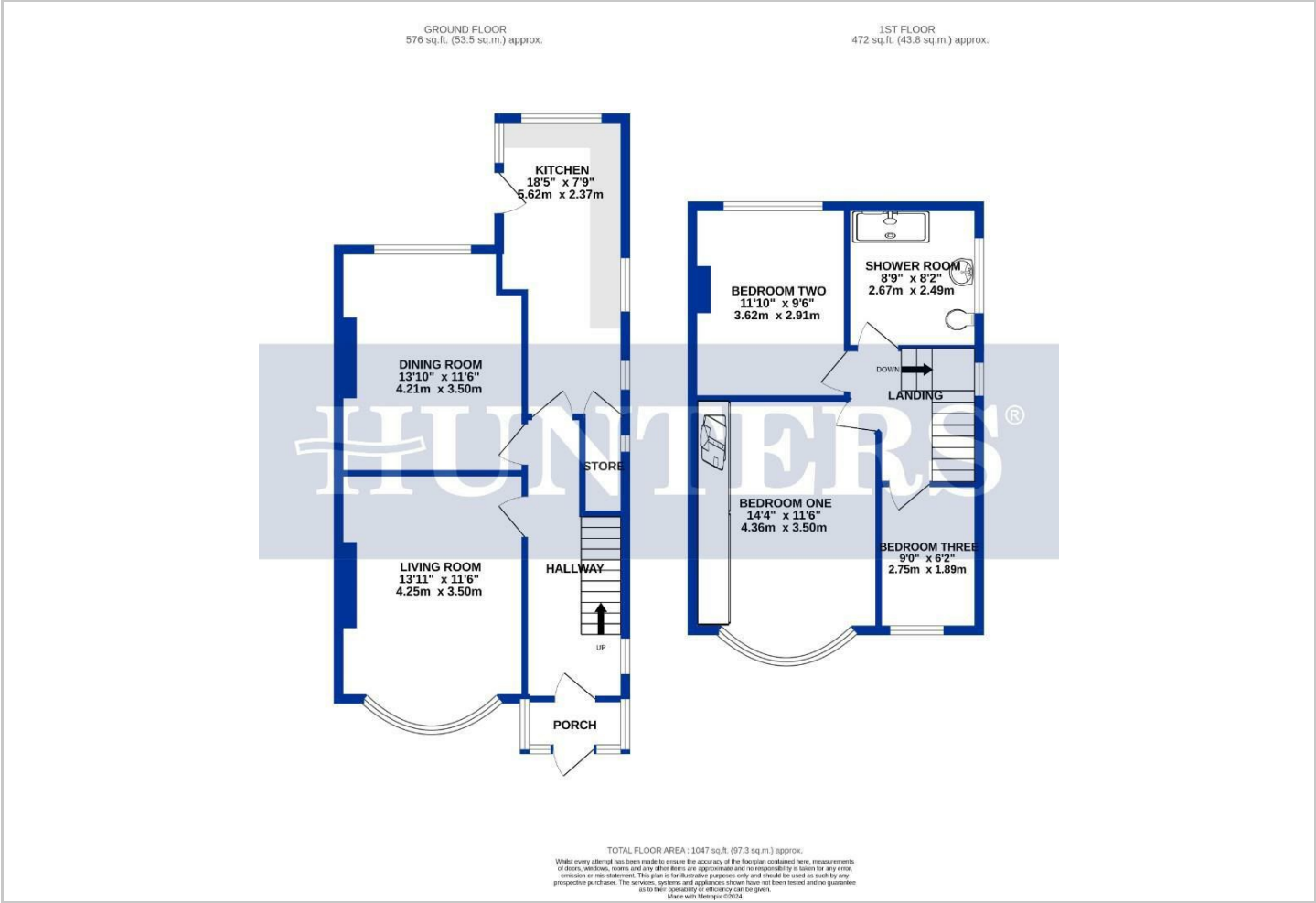
Hybrid Map



Terrain Map



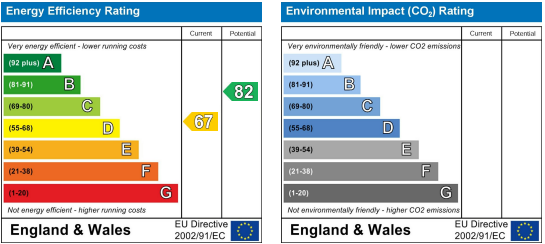
Floor Plan



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.