

# HUNTERS®

HERE TO GET *you* THERE



## Spring Valley Avenue

Leeds, LS13 4RR

Offers Over £198,500



Council Tax: B



# 16 Spring Valley Avenue

Leeds, LS13 4RR

Offers Over £198,500



- Immaculate semi-detached house
- Highly sought after location
- Two double bedrooms
- Garden view from bedroom
- Patio doors to rear
- Bright tiled shower suite
- Marble electric fireplace
- Integrated oven and hob
- Two off-street parking spaces
- Close to train station and ring road

This STUNNING semi-detached house in a quiet, sought-after location features TWO double bedrooms, a fresh shower room, a light-filled reception room with a marble fireplace, a modern kitchen, off-street parking, and low-maintenance gardens, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

Welcome to a fabulous opportunity to purchase an IMMACULATE semi-detached BUNGALOW nestled in a quiet and highly sought after location. This property has a host of features that make it the ideal choice for first time buyers, couples, or those looking to downsize.

The property boasts TWO, double BEDROOMS. The first bedroom has neutral decor and a glorious garden view. The second bedroom offers the comfort of carpet flooring and patio doors leading to the rear of the property. The SHOWER ROOM is a perfect blend of practicality and style with a bright, tiled suite, a heated towel rail, and a fresh feel.

At the heart of this home, you'll find a tastefully decorated LIVING ROOM. It's filled with natural light thanks to its generous windows and also features a splendid marble electric fireplace, adding a touch of elegance. There's plenty of space for a dining area too, making it an ideal spot to entertain guests or enjoy family meals.

The KITCHEN is truly something special. Its modern design includes an integrated oven and ceramic hob. It's also south-facing, making it a bright and inviting space with an exceptional finish.

As for the exterior, the property offers TWO off-street parking spaces and low maintenance gardens, ideal for those with looking to minimise the upkeep. There's also potential space to add a garage if needed. The location is unbeatable, close to Bramley train station and the Ring Road, making it easily accessible.

Overall, this property is a combination of comfort, convenience, and style. It's in IMMACULATE condition, having been recently refurbished, making it a ready-to-move-in home. The council tax is in band B, making it an affordable choice too. This is a home you truly don't want to miss!

## HALLWAY

## KITCHEN

8'8" x 7'9" (2.65m x 2.37m)

## STORE

## LIVING ROOM

15'2" x 13'10" (4.63m x 4.23m)

## VESTIBULE

## BEDROOM ONE

11'3" x 10'11" (3.44m x 3.34m)

## BEDROOM TWO

8'7" x 8'3" (2.62m x 2.53m)

## SHOWER ROOM

6'0" x 5'6" (1.85m x 1.69m)



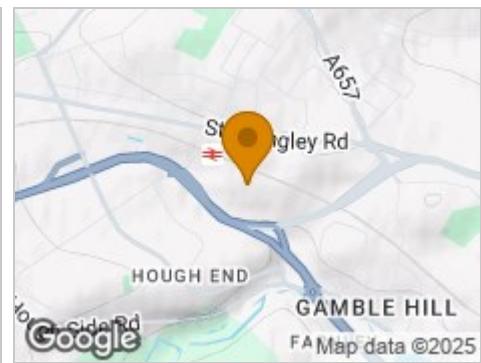
## Road Map



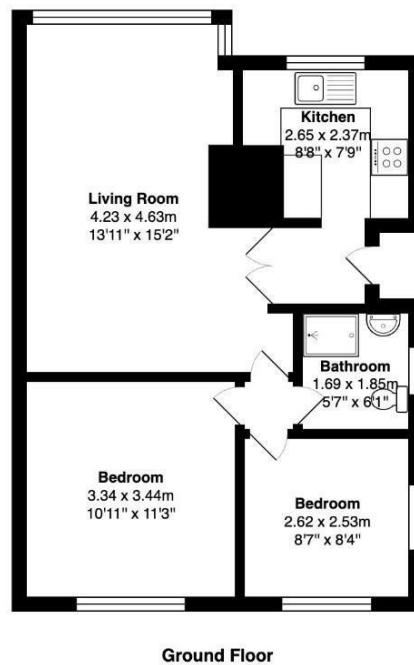
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

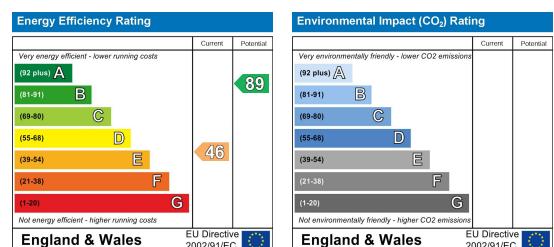
Total Area: 52.8 m<sup>2</sup> ... 569 ft<sup>2</sup>

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.