

HUNTERS®

HERE TO GET *you* THERE



Kirkdale View

Leeds, LS12 6AR

Offers In The Region Of £180,000



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Council Tax: B



33 Kirkdale View

Leeds, LS12 6AR

Offers In The Region Of £180,000



- Three bedroom semi detached house
- No forward chain
- Realistically priced to sell
- Attention first time buyers and families
- Would now benefit from cosmetically updating
- Kitchen/diner and spacious lounge
- Garage, driveway and gardens
- Convenient location close to Leeds ring road and amenities

A fantastic opportunity to purchase this THREE BEDROOM SEMI DETACHED house situated in a popular and convenient residential development in LS12. Offered to the market with NO FORWARD CHAIN, the property is now in need of cosmetically updating and has so much potential for buyers to make their own mark. Having a DRIVEWAY, GARAGE and GARDENS and realistically priced to sell, the property is sure to appeal to both FIRST TIME BUYERS and YOUNG FAMILIES.

Benefitting from both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs rising to the first floor. A spacious LIVING ROOM with large front window and gas fire with surround and hearth. The KITCHEN/DINER is a wonderful size and is sure to make an impressive entertaining space. There are some storage units, a storage cupboard and a door leading to the side.

Upstairs, there are THREE bedrooms, two of which are double sized rooms and bedroom has fitted wardrobes. The SHOWER ROOM has fully tiled walls and an overhead electric shower and the LANDING provides access to the loft space.

Outside, to the front, there is a long DRIVEWAY which leads to a single GARAGE. Both the front and rear gardens are lawned and have potential to fully enclose.

The location of the property is ideal for commuting to Leeds City Centre and connecting motorway links, as well as accessing the excellent local amenities in Wortley, including a variety of shops and convenience stores within 200 meters of the address. White Rose Shopping Centre is within 2.5 miles of the address.

HALL

LIVING ROOM

12'50 x 12'21 (3.66m x 3.66m)

KITCHEN/DINER

15'43 x 10'41 (4.57m x 3.05m)

LANDING

BEDROOM ONE

11'44 x 9'67 (3.35m x 2.74m)

BEDROOM TWO

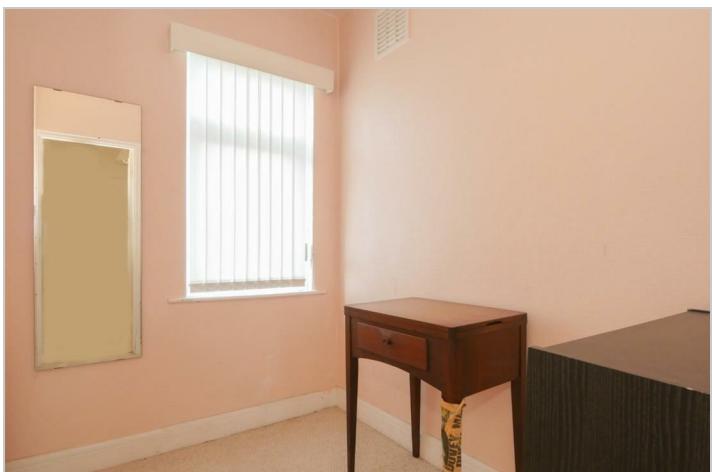
9'65 x 9'22 (2.74m x 2.74m)

BEDROOM THREE

6'89 x 5'52 (1.83m x 1.52m)

SHOWER ROOM

6'13 x 5'43 (1.83m x 1.52m)



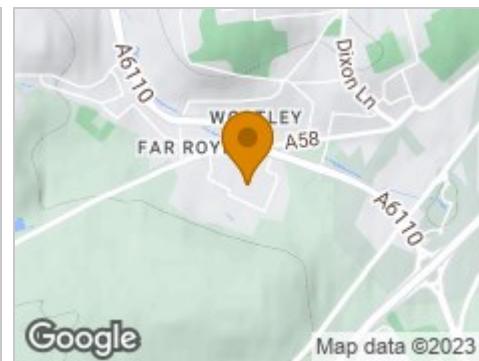
Road Map



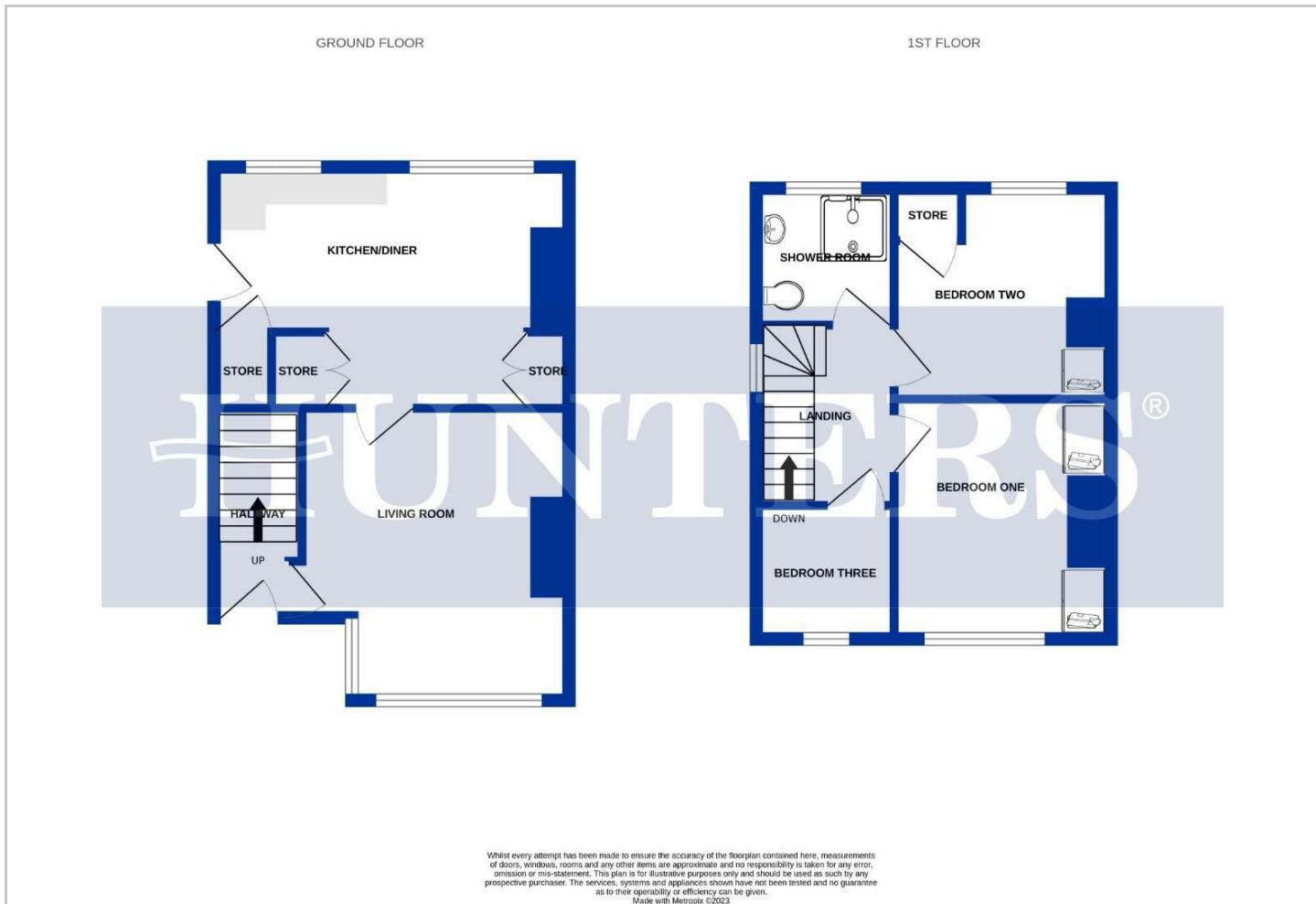
Hybrid Map



Terrain Map



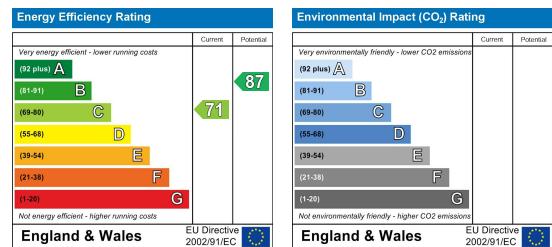
Floor Plan



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.