

# HUNTERS®

HERE TO GET *you* THERE



## Rimswell Holt

Greengates, BD10 0EY

Chain Free £150,000



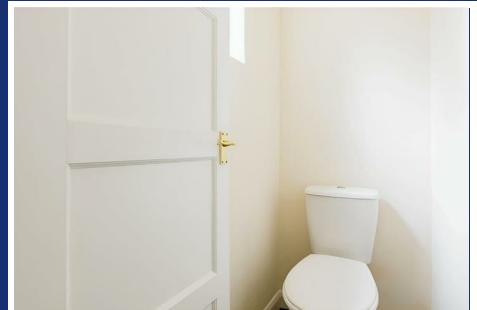
Council Tax: A



# 14 Rimswell Holt

Greengates, BD10 0EY

Chain Free £150,000



- Semi-detached house
- Refurbished since photos
- Spacious family reception room
- Electric fireplace
- Through kitchen/diner
- Three well-sized bedrooms
- Downstairs W/C
- Lovely garden plot
- Integrated oven
- Near schools and amenities

We are delighted to bring to the market this lovely SEMI-DETACHED home, a perfect gem that's up for sale. The house is neutrally decorated, giving you a BLANK CANVAS to put your own stamp on it and make it your own.

Having a spacious family RECEPTION ROOM with a garden outlook, this house is perfect for spending quality family time. The carpet flooring adds a cosy touch, and the electric fireplace is an added bonus. Plus, it's been REFURBISHED since the photos were taken, so it's even better in person!

The KITCHEN is a through kitchen/diner, fitted with a breakfast bar for casual dining and an integrated oven. The blinds, natural light and pantry space make it a pleasant and practical space to cook in. The tiled splashback is a stylish touch.

Upstairs, you'll find THREE bedrooms. Bedrooms one and two are both doubles with fitted storage and carpet flooring. Bedroom two has the bonus of a lovely garden view. Bedroom three is a large single room; it's spacious and would make a lovely third bedroom or could potentially be used as a HOME OFFICE.

The bathroom is calming and neutral with a tiled suite and a bath to relax in after a long day.

The home also features a DOWNSTAIRS W/C and is alarmed for your peace of mind. The lovely GARDEN plot is SOUTH/WEST facing and perfect for outdoor activities or just to relax in.

Located near SCHOOLS, local amenities, green spaces, parks and walking routes, it's in a wonderful location.

This house is ideal for first-time buyers, families and couples. The council tax band is A. Don't miss out on this great opportunity.

ENTRANCE HALL

KITCHEN/DINER

PANTRY SPACE

DOWNSTAIRS W/C

LIVING ROOM

LANDING

BEDROOM ONE

BEDROOM TWO

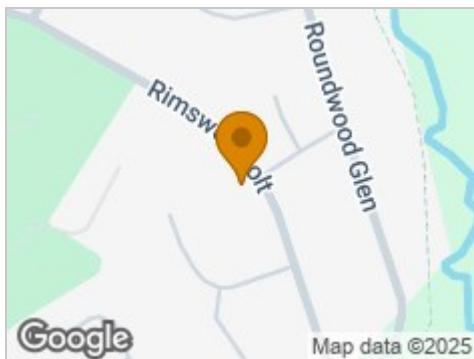
BEDROOM THREE

BATHROOM

GARDEN



## Road Map



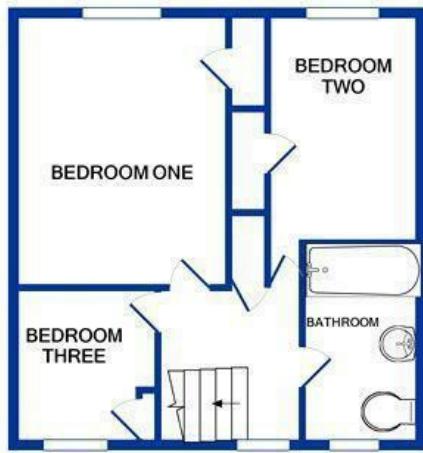
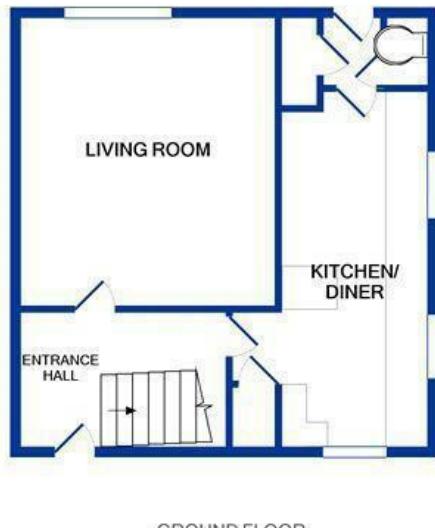
## Hybrid Map



## Terrain Map



## Floor Plan

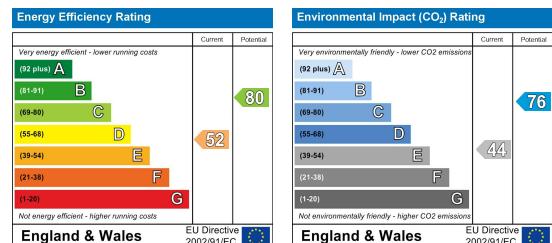


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.