

# HUNTERS®

HERE TO GET *you* THERE



## Borrowdale Crescent

Armley, Leeds, LS12 2JB

£230,000



Council Tax: B



# 48 Borrowdale Crescent

Armley, Leeds, LS12 2JB

£230,000



- Semi-detached house
- Quiet sought-after development
- Stylish modern kitchen
- Breath-taking valley views
- Three beautiful bedrooms
- Welcoming family reception room
- Off-street parking
- Downstairs W/C
- Council tax band B
- Integrated BOSCH oven and wardrobe storage

This beautiful SEMI-DETACHED home in a desirable development offers a STYLISH kitchen with valley VIEWS, THREE bedrooms, a tasteful bathroom, and unique features like OFF-STREET PARKING and a downstairs W/C, making it ideal for first-time buyers, couples and families alike!

Welcome to this BEAUTIFULLY presented, SEMI-DETACHED house that is currently for sale. Boasting THREE bedrooms, a reception room, a kitchen, and a bathroom and a downstairs W/C, this property is a gem in a sought-after, quiet development, close to the Ring Road. The property is ideal for first-time buyers, families, and couples who would appreciate being near public transport links, local amenities, nearby schools, and parks.

This home boasts a well-presented, stylish KITCHEN. It offers fantastic views and great storage, including an integrated BOSCH oven. The garden patio door and dining space make it a perfect spot for family meals. The LIVING ROOM, warm and welcoming, is the heart of the home and can flow seamlessly into the kitchen thanks to a pocket door partition.

The property offers THREE BEAUTIFUL BEDROOMS, all with their unique charm. The main bedroom is a spacious double room, bathed in south-facing sunshine. The lovely carpet and deep wardrobe storage mean it's both practical and a haven to relax. The second bedroom, also a double, offers breath-taking VALLEY VIEWS, another wardrobe and a neutral decor. The third bedroom is a lovely single room that currently serves as a fantastic HOME OFFICE, with natural light and storage over the stairs.

The main house BATHROOM is tastefully designed, featuring a heated towel rail, a modern tiled suite, and a combi bath with a rain shower.

Unique features of this property include a fantastic VALLEY VIEWS, OFF-STREET PARKING, a downstairs W/C, and an immaculate finish throughout. The property is rated C for energy performance and falls within council tax band B.

This property truly embodies comfort, functionality, and aesthetic appeal all wrapped into one beautiful package. Viewing this property is highly recommended.

Tel: 0113 257 6198

## HALLWAY

## DOWNSTAIRS W/C

3'1" x 5'3" (0.94 x 1.61m)

## LIVING ROOM

12'2" x 14'6" (3.72 x 4.44m)

## DINING KITCHEN

15'3" x 10'4" (4.65 x 3.16m)

## LANDING

## BEDROOM ONE

8'9" x 13'7" (2.67 x 4.16m)

## BEDROOM TWO

8'9" x 11'3" (2.67 x 3.43m)

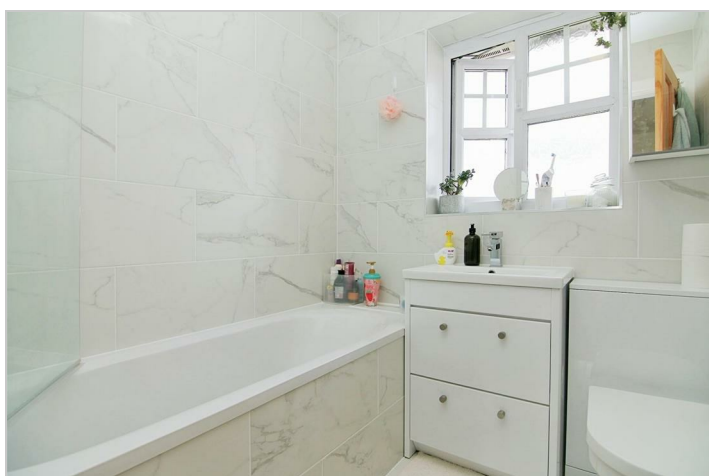
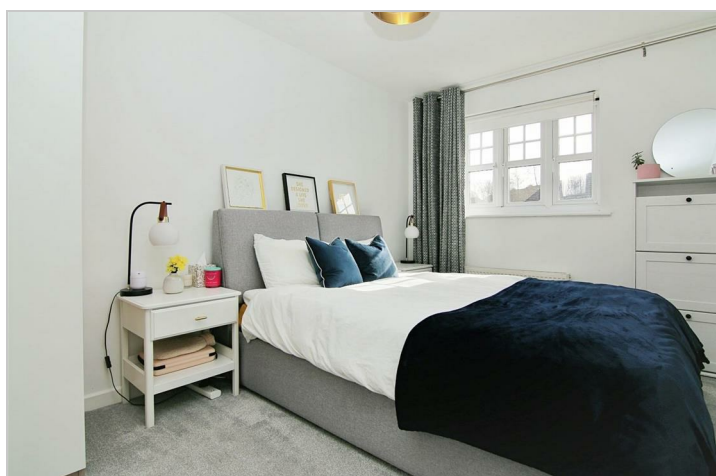
## BEDROOM THREE

6'3" x 8'11" (1.91 x 2.72m)

## BATHROOM

5'11" x 5'11" (1.82 x 1.82m)

## GARDEN & PARKING



Road Map



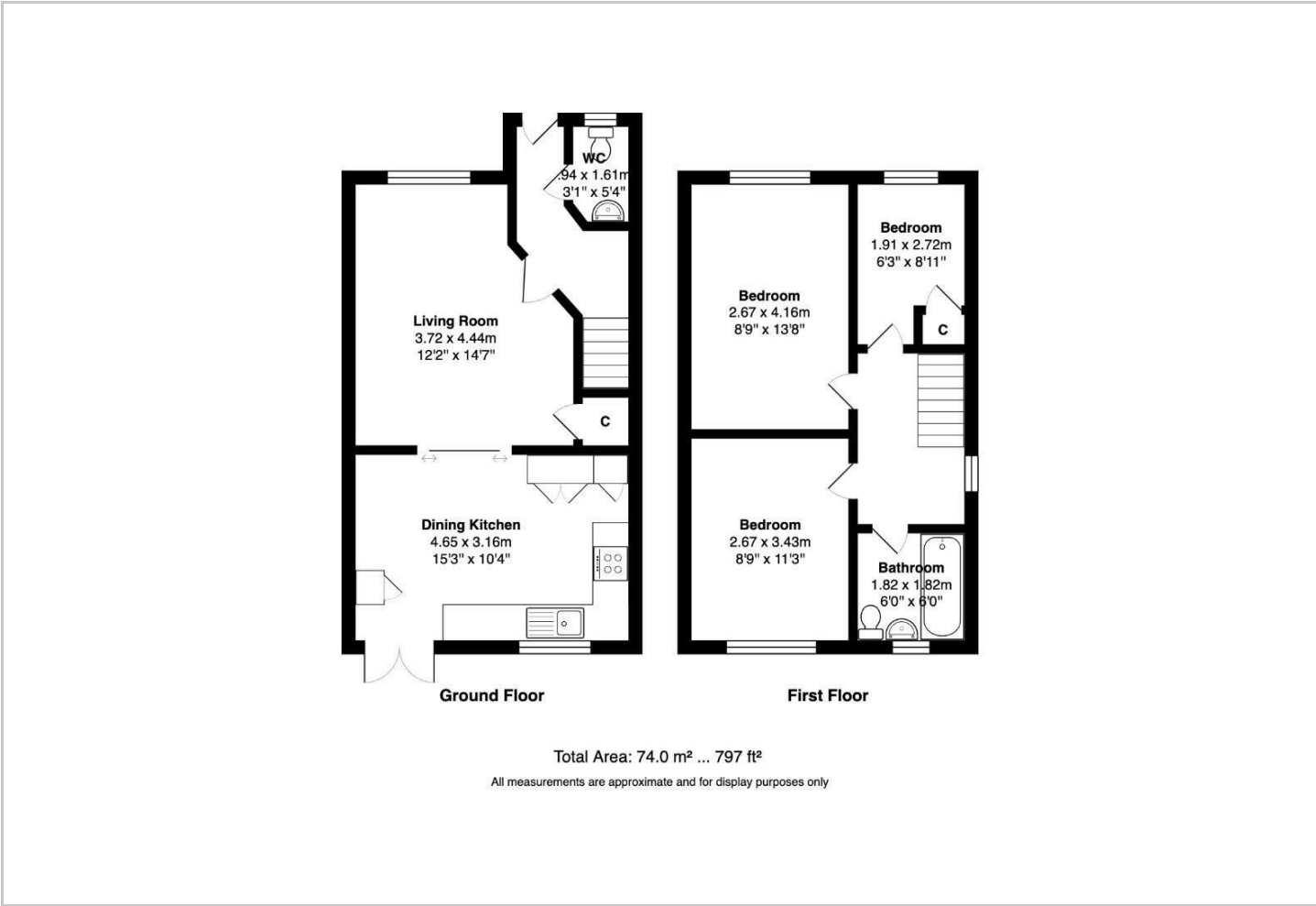
Hybrid Map



Terrain Map



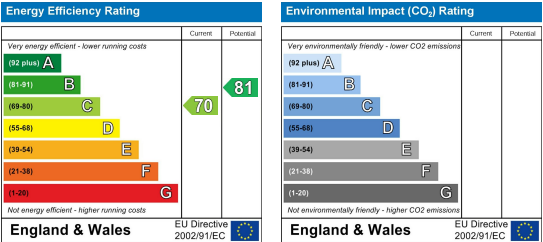
Floor Plan



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.