



Badgers Mount, Leeds, LS15 8XB

- Located in the sought-after area of Badgers Mount
- Welcoming lounge that flows seamlessly into the open plan kitchen and dining area
- Spacious attic offering excellent potential for conversion, subject to requirements
- Driveway with space for multiple vehicles
- Early viewing highly recommended
- Attractive three-bedroom home blending comfort with modern living
- Stylish kitchen/diner featuring a breakfast bar, ideal for family life and entertaining
- Private rear garden with a paved seating area perfect for outdoor dining and relaxation
- Garage for extra storage
- Council Tax Band C

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DESCRIPTION

Situated on Badgers Mount, Leeds, this delightful three-bedroom house offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by an inviting lounge that seamlessly connects to a lovely open plan kitchen and diner, complete with a breakfast bar. This layout is ideal for entertaining guests or enjoying family meals, creating a warm and welcoming atmosphere. The property boasts two generously sized double bedrooms and a single bedroom, making it suitable for various living arrangements.

In addition to the well-appointed living spaces, the house features a spacious attic that presents an exciting opportunity for conversion into an additional bedroom, home office, or playroom, allowing you to tailor the space to your needs. The property also includes a garage for extra storage and a driveway that accommodates multiple vehicles, ensuring convenience.

Step outside to discover a private garden at the rear, complete with a paved section perfect for outdoor furniture. This tranquil space is ideal for enjoying sunny afternoons or hosting barbecues with friends and family. The property is also close to local amenities and transport links e.g. Crossgates station, The Springs, Arndale shopping centre.

Overall, this property in Badgers Mount is a wonderful opportunity for those looking for a comfortable family home in a peaceful setting, with the potential for further enhancement. Don't miss the chance to make this charming house your new home.



EPC

Energy rating C

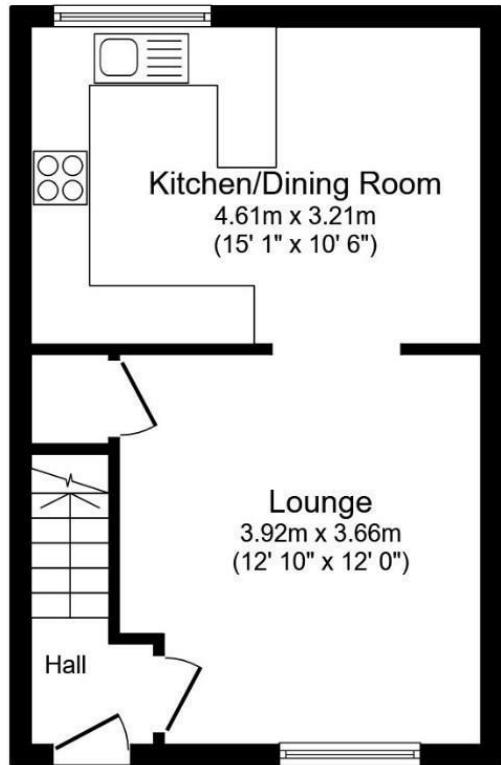
This property produces 2.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

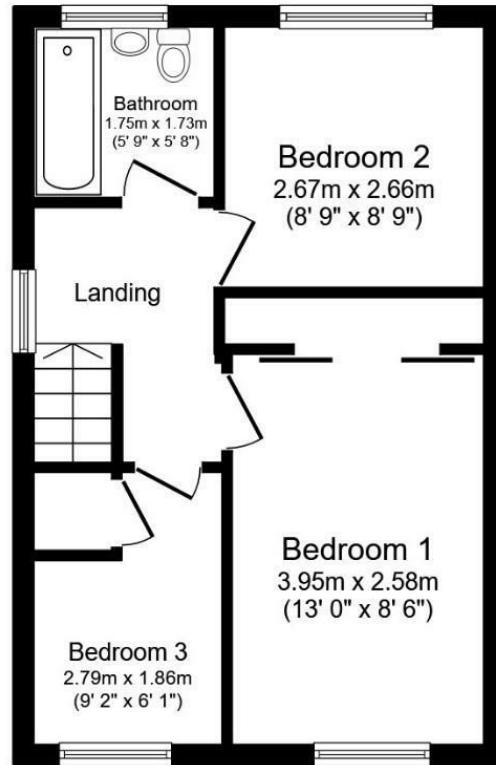




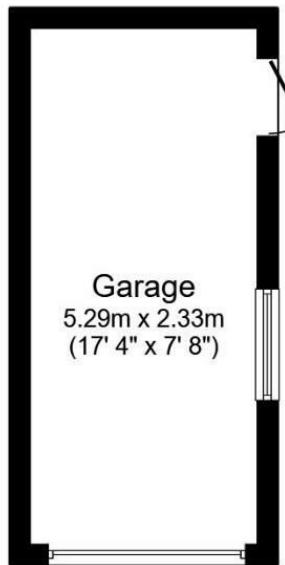
Ground Floor

Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



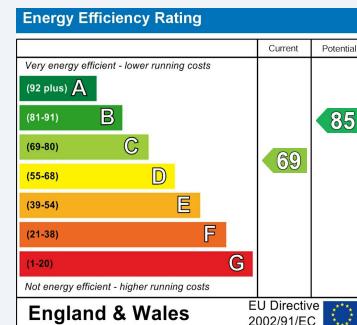
First Floor



Garage

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.