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59 Linton Rise, Leeds, West Yorkshire, LS17 8QW

Energy Rating: C | Council Tax Band: C

Asking Price £325,000

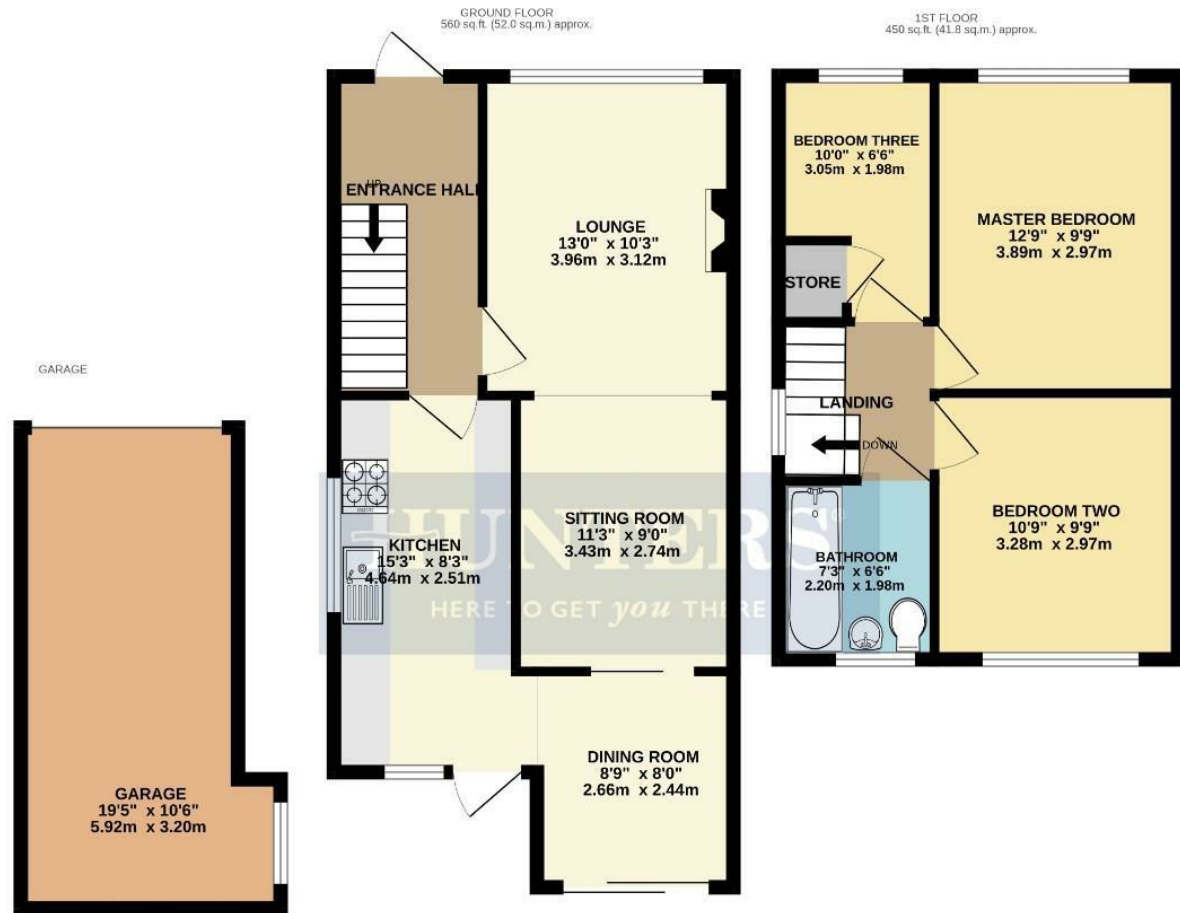
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SUPERB FIRST TIME BUYER OPPORTUNITY - IDEAL FAMILY HOME – EXTENDED SEMI-DETACHED – THREE BEDROOMS – IN NEED OF SOME MODERNISATION BUT WITH EXCELLENT POTENTIAL – GARDEN FRONT AND REAR – DRIVEWAY AND DETACHED GARAGE – THREE RECEPTION ROOMS – ALWOODLEY – NO CHAIN

A terrific first time buyer opportunity or great start for growing families, this three bedroom semi-detached family house, does require some modernisation but has enormous potential and is available with no chain. Located just off Shadwell lane in the Linton development, the property is situated close to good and outstanding primary and secondary schools, shops, bars, restaurants, parks, pubs, nature walks and transport links, among other great amenities close by. There are gardens to the front and rear, a detached garage and driveway externally. Internally it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, house bathroom and landing. Energy rating - C

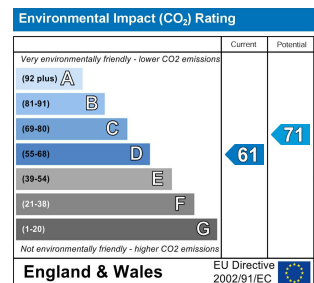
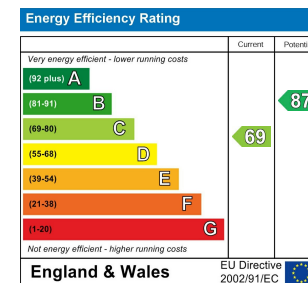
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LINTON RISE, ALWOODLEY, LEEDS, LS17 8QW

TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hall

130" (max) - 6'0" (max)
Under stair storage and radiator.

Lounge

13'0" (max) - 10'3" (max)
Gas fire, radiator and window to front elevation.

Sitting Room

11'3" (max) - 9'0" (max)
Radiator.

Dining Room

8'9" (max) - 8'0" (max)
French doors to rear garden, access to the kitchen through opening. Radiator.

Kitchen

15'3" (max) - 8'3" (max)
Stainless steal single drainer sink with mixer tap, electric cooker, gas hob, electric extractor hood, washing machine and fridge. Boiler and a good range of wall and floor units.

Landing

6'6" (max) - 6'6" (max)
Stairs to the lower level.

Master Bedroom

12'9" (max) - 9'9" (max)
Built in wardrobes and radiator.

Bedroom Two

10'9" (max) - 9'9" (max)
Built in wardrobes and radiator.

Bedroom Three

10'0" (max) - 6'6" (max)
Radiator.

Bathroom

7'3" (max) - 6'6" (max)
Panelled bath, wash hand basin, w/c and radiator.

Driveway

With parking for several vehicles.

Detached Garage

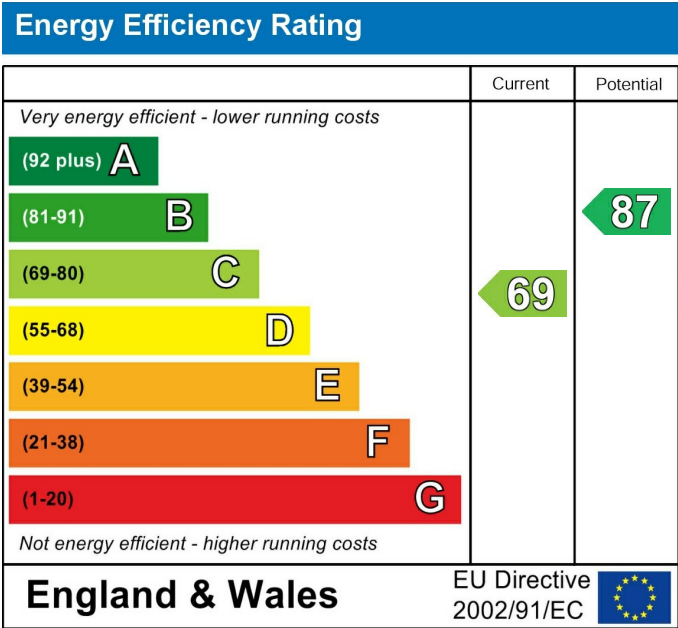
19'6" (max) - 10'6" (max)
Power and lights, up and over garage door.

Front Garden

Mainly grassed area bordered by flowerbeds, plants and bushes. A hedge forms the boundary.

Rear Garden

Mainly grassed area with mature trees to the rear and flower beds.



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. 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.









