

# KATH WELLS

ESTATE AGENTS & VALUERS



## 16 Hill End Crescent, Leeds, LS12 3PW Offers In The Region Of £240,000

REDUCED AND COMES CHAIN FREE !!!

This TWO BEDROOM SEMI DETACHED BUNGALOW is a property NOT TO BE MISSED and EARLY INTERNAL VIEWING IS ADVISED! The property is being sold CHAIN FREE ON COMPLETION and would make an ideal purchase for a variety of buyers.

Situated overlooking playing fields and mature trees, in a popular, quiet residential area in Armley, it is on a main bus route to Leeds City Centre. Links to the Outer Ring Road, M621, M1 and M62 motorways are close by. Leeds and Bramley Railway Stations and Leeds Bradford airport are all only a short drive away making it the perfect location for commuters. Local shops and amenities on Armley Town Street are within walking distance. Bramley, The White Rose Shopping Centre and other major retailers are only a short drive away.

Briefly throughout the property comprises a FITTED KITCHEN with an ample range of cabinets and work surfaces, (the washing machine, fridge freezer and dishwasher are included in the sale). An external door provides access to a SUN LOUNGE, which in turn has an external door giving access to the rear / side garden. An INTERNAL HALLWAY gives access to the ground floor accommodation and to a useful large LOFT / OCCASIONAL ROOM with ample storage. The LIVING ROOM has a fire surround and hearth with a living flame fire, and a bay window which provides a pleasant outlook of the front garden and a tree lined street

## GROUND FLOOR:

### Fitted Kitchen:



Access via a part glazed front door (leaded windows), double glazed windows, a range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, electric hob, electric double oven / grill, external door providing access to the sun room, inset ceiling lights. The fridge / freezer, dishwasher and the automatic washing machine are included in the sale price

### Internal Hallway:

Access to the ground floor accommodation and to the loft room

### Living Room:



Has a fire surround and hearth with a living flame fire, central heating radiator, laminate flooring and a bay window which provides a pleasant outlook of the front garden and a tree lined street with playing fields beyond. The property is not overlooked at the front.

### Sun Room:



A double glazed sunroom with an external door giving access to the drive and rear garden. This room has a central heating radiator to enable usage all year round, making it the perfect space to relax or use as a home office

### Bedroom One:



Double glazed window, central heating radiator, laminated flooring, a range of wardrobes

### Bedroom Two:



A bright, sunlit room with double glazed window, double glazed French doors opening onto the rear garden, laminated flooring and central heating radiator. (Currently being used as a dining room).

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed screen and a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, extractor fan

### Loft / Occasional Room:



Accessed via a staircase from the hallway: a good sized space with double glazed windows, laminated flooring, central heating radiators, plastered walls, power & light, a shower room with a WC, shower cubicle and shower, and a wash basin. Access to the eaves and boiler. Window seat with storage and an extensive walk-in/walk out wardrobe, running the full width of the property, providing useful storage for a new owner. Views from the window towards Farnley

## TO THE OUTSIDE:



## Gardens:



The property has low maintenance gardens to the front and rear. The front garden is enclosed by a hedge with some planting to the borders. The private rear garden has a sunny aspect and has numerous seating areas to be able to enjoy this. It is enclosed and has block-paving in parts and is patio paved, planting to the beds, two garden sheds and a further garden area to the rear of the sheds, which is the ideal space for a greenhouse. There's an external tap to the side of the property and an outside light. There's a Ring camera doorbell fitted at the front door with front and side view of the property.

## Off Street Parking / Single Garage:



A block-paved driveway, with wrought iron gates for privacy and is ideal for those with children and pets. Useful off street parking to the front and side of the property with enough space to park 3-4 cars. The garage has a power supply, with a remote controlled roller shutter door for your convenience.

## Location:

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on a main bus route to Leeds City Centre. Links to the Outer Ring Road, M621, M1 and M62 motorways are close by. Leeds and Bramley Railway Stations and Leeds Bradford airport are all only a short drive away making it the perfect location for commuters. Local shops and amenities on Armley Town Street are within walking distance. Bramley, The White Rose Shopping Centre and other major retailers are only a short drive away.

## EPC Link:

## Council Tax Band & EPC Rating

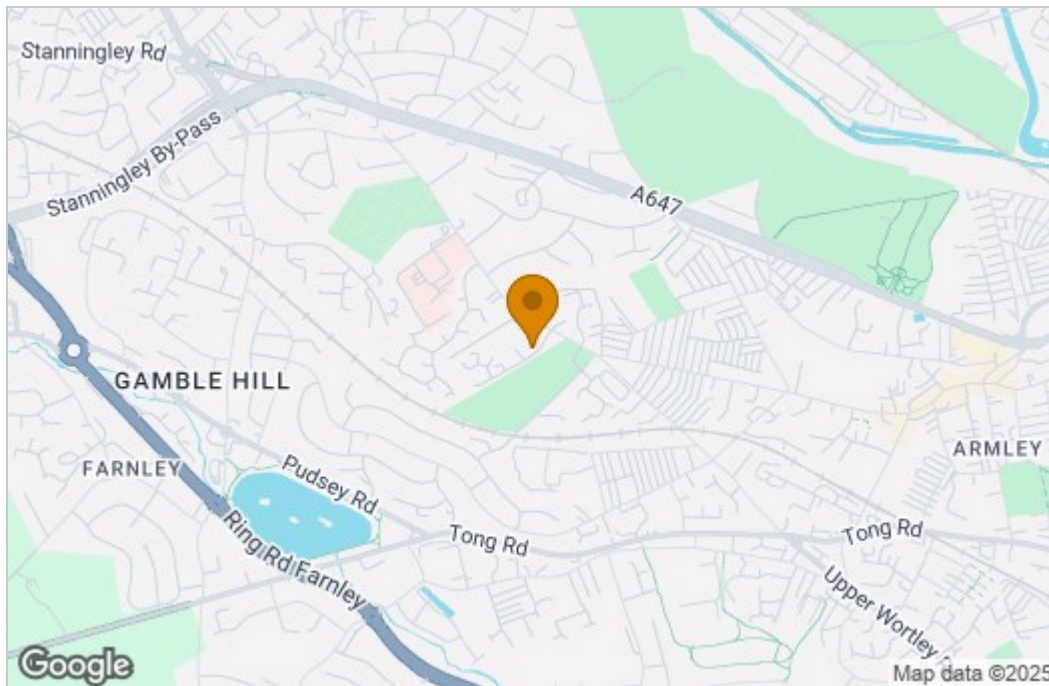
Council Tax Band: C / EPC Rating: E

# Floor Plan

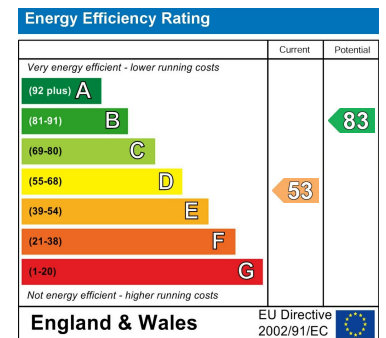
## Ground Floor



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.