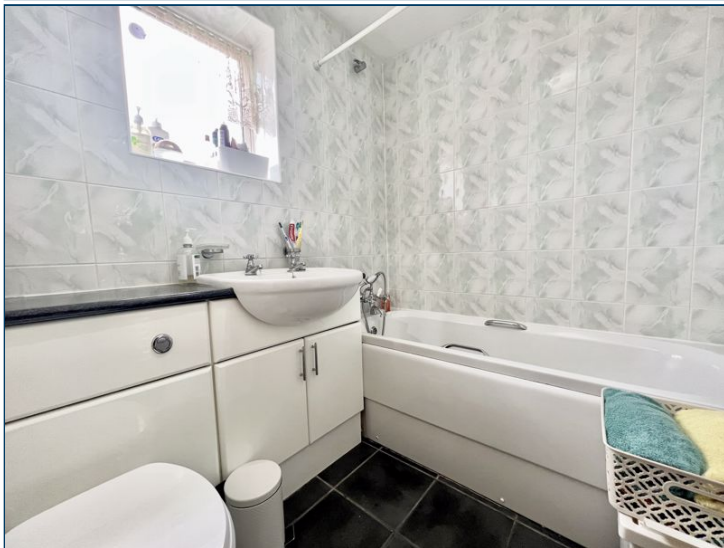


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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St. Anns Rise, Leeds LS4 2TJ

Three Bedroom Semi Detached

Offers in Excess of £260,000

Available With No Chain : Cul De Sac Close To Amenities : Porch And Ground Floor Bathroom : Lounge Through Dining Area : Kitchen And Conservatory : Good Size Bedrooms : Gardens To Front And Rear : Driveway And Garage :



PROPERTY DETAILS

Enfields are delighted to offer for sale this well positioned three bedroom semi detached home in the sought after location of Kirkstall.

Offering the perfect opportunity for someone to put their own stamp on it, the property is ideally located on the border of Kirkstall and Headingley with a range of local amenities including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, woodland and parkland including Kirkstall Abbey and Beckett Park. There is close proximity to good private and local schooling at primary, secondary and tertiary level. The property is also close to extensive transport links including Kirkstall Road as well as Headingley and Burley Park train stations making the location ideal for commuting into Leeds or further afield.

The property comprises to the ground floor; entrance porch, hallway, three piece bathroom, lounge with dining area, conservatory and kitchen. To the first floor; landing area and three bedrooms all with storage.

The property benefits from low maintenance gardens to both front and rear, tandem driveway and a detached single garage. Given the opportunity this property has to offer, an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold, EPC rating D and Council Tax Band C. For further information regarding this property please contact Wharfedale Estate Agents, Enfields.

FLOOR PLANS



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 Porch

Having UPVC door to side aspect and UPVC double glazed windows to the front and side.

Hallway

With open staircase leading to the first floor landing, double glazed doors leading to the lounge and understairs storage cupboard.

Lounge Diner

21' 8" x 9' 10" (6.6m x 3m)

With UPVC double glazed window to the front aspect, sliding doors leading to the conservatory to the rear, gas central heating radiator, feature fire place with brick surround mounted on a marble hearth with an electric fire.

Kitchen

8' 6" x 7' 7" (2.6m x 2.3m)

With matching high and low level storage units, roll edge laminate worktop with complimentary splash back, inset one and a half stainless steel sink and drainer, space for washing machine and cooker, tiled effect vinyl flooring, UPVC double glazed window to the side aspect and door leading to the rear garden.

Conservatory

10' 6" x 7' 7" (3.2m x 2.3m)

With wood effect laminate flooring, french patio doors leading to the rear garden and UPVC windows to side and rear aspect.

House Bathroom

6' 3" x 5' 3" (1.9m x 1.6m)

A three piece suite comprising of paneled bath, low level WC, pedestal hand wash basin, tiled flooring, UPVC double glazed opaque window to the side aspect and towel heating radiator.

First floor landing

Bedroom One

12' 6" x 9' 6" (3.8m x 2.9m)

Bright and airy room with built in wardrobe, storage cupboard over the stairs, UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

12' 6" x 7' 7" (3.8m x 2.3m)

With UPVC double glazed window to rear aspect, gas central heating radiator and an airing cupboard housing the boiler.

Bedroom three

8' 6" x 5' 11" (2.6m x 1.8m)

With UPVC double glazed window to rear aspect, gas central heating radiator and built in storage cupboard.

WC

Useful WC and wash hand basin, tiled splashbacks and wood effect flooring.

Outside

To the front there is a smart lawned garden with borders and a small brick wall to boundaries, a tandem driveway leads from the front to the side and rear to a detached garage with an up and over door. To the rear there is a low maintenance private garden with a patio area, artificial lawn and mature shrubs and bushes in the borders.