

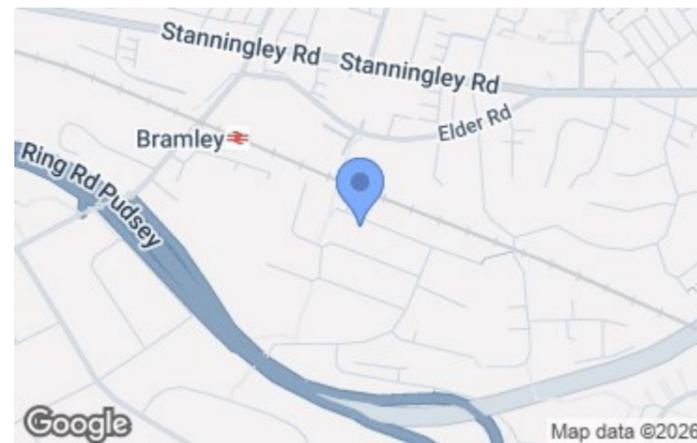
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwstateagents.com



Directions

See Mapping.



Spring Valley Close, Leeds, LS13 4RT
Offers In The Region Of £230,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Spring Valley Close, Leeds, LS13 4RT



**** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** QUIET CUL-DE-SAC LOCATION ** CLOSE TO LOCAL AMENITIES ** PERFECT FAMILY HOME ** OFF-STREET PARKING & GARAGE ****
 Nestled in the tranquil cul-de-sac of Spring Valley Close, Leeds, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property is ideally situated close to local amenities, reputable schools, and excellent transport links, making it an excellent choice for families and first time buyers alike.

The ground floor entrance vestibule leads to the lounge and stairs to the first floor. The lounge features carpeted flooring, a window that allows natural light to flood in, and gas central heating system. Adjacent to the lounge is a well-appointed dining kitchen, fitted with modern wall and base units. The kitchen boasts an electric oven, hob, and extractor fan, along with ample space and plumbing for a washing machine, tumble dryer, and fridge freezer, a sink and drainer inset finished with tiled splash

backs and vinyl flooring. The room provides space for a dining table and also features patio doors leading to the rear garden.

The first floor comprises a landing with a window to the side, a loft hatch and built in storage, leading to two generous double bedrooms and a comfortable single bedroom, ideal for children or guests, all rooms fitted with double glazing, gas central heating, carpets and finished with neutral decor. The family bathroom completes the first floor and comprises a part tiled walls, vinyl flooring and a white three piece suite including a bath, w/c and wash hand basin.

Externally, the property features a large driveway that providing off-street parking for multiple vehicles, leading to a detached garage with an up-and-over door for further storage. The enclosed rear garden is complete with a patio seating area, a large lawn, and fenced borders, perfect for outdoor entertaining.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Well-Presented Three Bedroom Semi-Detached Family Home With Off-Street Parking, Garage & Enclosed Rear Garden.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Freehold</p>
---	---