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Lime Tree Crescent, Leeds

Offers Around £240,000

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Situated at the head of the cul-de-sac and enjoying open views to the rear, this property offers an exciting opportunity for someone wanting to put their own stamp onto a home with the added bonus of development potential if required. Planning exists on the side garden to develop with a four bedroom detached home. The house itself is ready for some TLC but stands in a wonderful position. We are certain that it's location alone will temp buyers but it could prove an investment for the future to the right buyer.

- HOUSE AND BUILDING PLOT
- Spacious three bedroom semi-detached house with large gardens and open views to the rear
- Lounge and dining kitchen
- Three bedrooms, one with fitted robes
- House bathroom
- Utility and storage area.
- Planning permission for a detached house
- Freehold
- Council Tax Band B
- EPC Grade D

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

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Entrance Hall
12'0" x 5'11" overall (3.68 x 1.82 overall)
UPVC external door leads into this welcoming reception area comprising of a single radiator and a staircase that leads up to the first floor.

Lounge
14'4" x 12'2" (4.38 x 3.71)
This room is of a generous size with a wide front facing window, a antique pine surround fireplace with period cast and tiled inset, central heating radiator and coved ceiling.

Dining Kitchen
20'8" x 9'10" (6.32 x 3.02)
Great size space for family dining and entertaining with the kitchen section having fitted base and wall units, integrated oven, hob and dishwasher, chimney extractor hood, Tiled surrounds and floor, integral lights, rear facing window and French windows to the rear garden. Central heating radiator, useful storage cupboard/pantry off and side door leading to an enclosed walkway ,off which is a good size utility room/store and further smaller storage cupboard. Access to the rear garden and also to the front.

First Floor Landing
7'8" x 6'5" overall (2.36 x 1.98 overall)
Side facing window and loft ladder access to he loft.

Bedroom 1
12'1" x 11'3"plus door recess (3.68m x 3.43mplus door recess)
Good size main bedroom with a range of fitted wardrobes to one wall giving ample hanging and storage space with dresser shelf between, front facing window and central heating radiator

Bedroom 2
14'0" x 10'0" (4.29 x 3.05)
Double rear facing bedroom with open views from the window and having a central heating radiator.

Bedroom 3
8'8" x 8'8" (2.65 x 2.65)
Front facing bedroom with useful storage cupboard and central heating radiator

Family Bathroom
6'3" x 5'4" (1.92 x 1.64)
Having a white suite of panelled bath with fitted shower and glazed screen over, low level flush WC., and wash hand basin. Tiled surrounds, chrome ladder style towel warmer and rear facing ,opaque window.

External
To the front is an area of lawned garden and footpath to the property together with a side are for parking. To the rear is large garden with grass and mature trees and shrubs which backs onto open fields. To the side is another good size are of garden which has planning pern]mission for the erection of a four bedroom detached house.

Planning Details
Planning permission was granted in November 2023 for the erection of a single detached dwelling on application number 23/05512/FU by Leeds City Council. Full details of the application are available online with Leeds planning portal or in our office.

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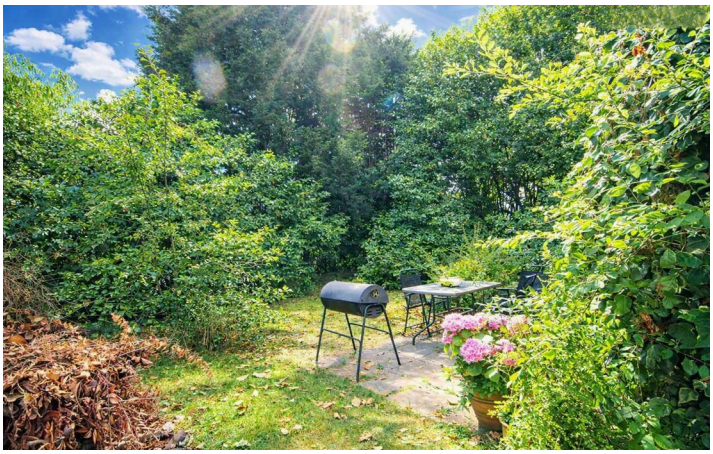

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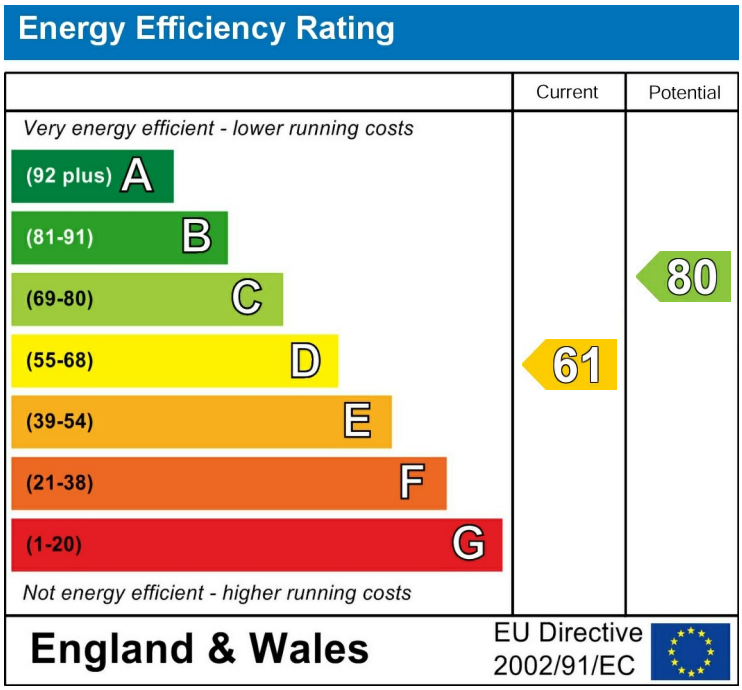
Floor Plan



Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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