



SPRING ROAD,
HEADINGLEY, LEEDS
LS6 1AD
£360,000

3 Bedroom House

LINLEY &
SIMPSON

A spacious THREE BEDROOM SEMI located a very short walk from Headingley's vibrant shopping centre. Now requiring some modernisation but providing a great opportunity to create the perfect family home. On the ground floor the property briefly comprises: entrance hall, lounge with bow bay window, dining room and wide galley style kitchen with door leading into a sun room. Upstairs are three well-proportioned bedrooms, a bathroom and a separate WC. An airing cupboard that runs over the stairs gives access into the loft; which could provide (with usual planning consents) scope to further increase the living accommodation. GAS CENTRAL HEATING & DOUBLE GLAZING. Outside there is a driveway leading to a detached garage, and well maintained established gardens to three sides.

Headingley is a vibrant suburb of north Leeds, located approximately 3 miles out of the city centre. Spring Road is located in the heart of the Headingley, on the fringe of the Cardigan Triangle, and runs between Cardigan Road and Headingley Lane. The property is situated opposite Spring Bank Primary School, and a short walk to Headingley Stadium. Transport links, including Headingley and Burley Park train stations, are a 10-minute walk away. The open spaces of Meanwood Park, Meanwood Valley Trail, Beckett Park and Woodhouse Ridge are also close-by.

GROUND FLOOR

ENTRANCE HALL

The hallway gives access to the lounge, dining room and breakfast kitchen.

FRONT RECEPTION ROOM

This is a delightful room with a bow bay window to the front. Centre light point, TV aerial point, cornice to ceiling and carpeted floor.

REAR RECEPTION ROOM

Having a view into the Sun Room and beyond into the rear garden. Taking the wall out between this room and the kitchen would create a superb open-plan family dining kitchen (subject to necessary building regulations consents). This room has a hardwood window overlooking the Sun Room.

KITCHEN

A wider galley style kitchen with wall and base units on either side. The kitchen is already equipped with freestanding gas cooker, extractor hood, Vokera boiler and plumbing for a washing machine. Two side windows allow lots of natural light into the room. There is a door that leads into the Sun Room...

SUN ROOM

This room spans almost the width of the house and looks onto the rear garden. Hardwood frame and picture windows, with a door out to rear.

FIRST FLOOR

BEDROOM ONE (DOUBLE)

Positioned at the front of the house, directly over the lounge, with a bow bay window and outlook onto Spring Road.

BEDROOM TWO (DOUBLE)

Located at the rear of the property, this is another double bedroom with a furniture friendly footprint.

BEDROOM THREE (SMALL DOUBLE)

Located to the rear with views of the garden.

LANDING

With access to all first floor rooms and having a built-in linen cupboard over the staircase.

BATHROOM

Comprising a panelled bath, pedestal washbasin, partial wall tiling, ladder/towel radiator and external window.

SEPARATE WC

Having a low-level WC and external window.

OUTSIDE

There are well established gardens to three sides. Driveway for off road parking leading to a detached garage. There is a footpath linking the front to the rear. Rain porch at the front with tiled floor.

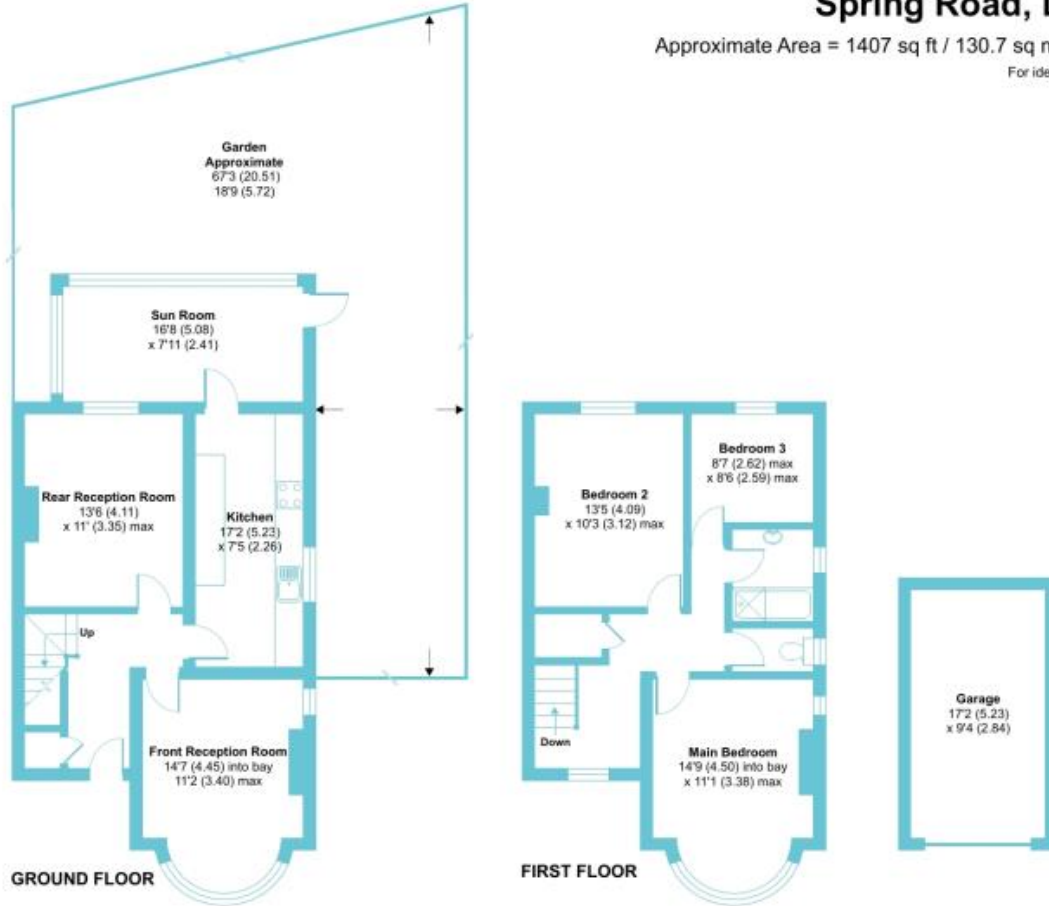
COUNCIL TAX BAND C



Spring Road, Leeds, LS6

Approximate Area = 1407 sq ft / 130.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2022. Produced for Linley & Simpson. REF: 817947

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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