

HUNTERS®
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33 Thornbury Avenue, Headingley, Leeds, LS16 5RN
Energy Rating: TBC | Council Tax Band: F
Offers Over £425,000

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SUPERB FAMILY HOME - END-TOWN HOUSE - FOUR BEDROOMS – TWO BATHROOMS – GARDEN TO THE FRONT AND REAR -BALCONY – UTILITY ROOM AND TWO GUEST W/C – GARAGE AND DRIVEWAY - FAR HEADINGLEY - NO CHAIN

A terrific opportunity for growing families, this four bedroom, two bathroom, end of town house is available with no onward chain. Located on a quiet development in Far Headingley, the property is within easy distance of good and outstanding primary and secondary schools, shops, restaurants, bars, parks and other great local amenities close by including the Village Hotel and Leisure Centre with all it has to offer. Externally there is a garage, driveway, balcony and gardens to the front and rear. Internally it briefly comprises; entrance hall, downstairs w/c, double bedroom currently in use as a sitting room, utility room and guest w/c, ground floor. On the first floor is a kitchen dining room, landing, guest w/c and lounge with access to the balcony. On the second floor is an ensuite master bedroom, landing, house bathroom and further two double bedrooms. Energy rating - TBC

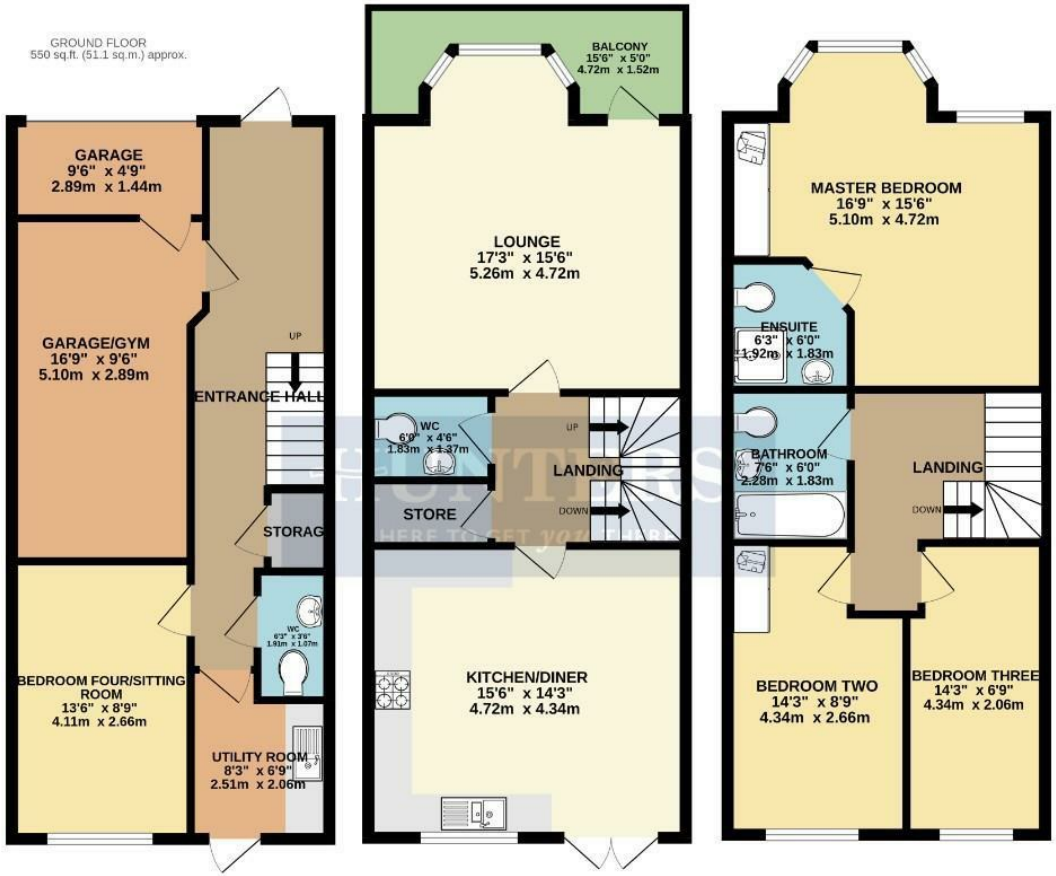
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1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

2ND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

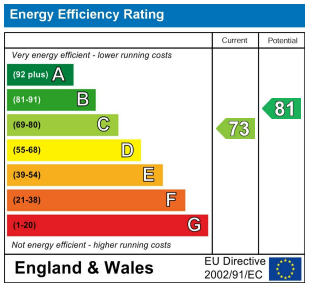
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

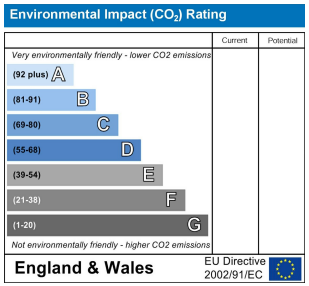


THORNBURY AVENUE, HEADINGLEY, LEEDS, LS16 5RN

TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.

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 Hall
27'3" (max) - 6'9" (max)
Radiators, under store storage and stairs to the upper level.

Downstairs W/C
6'3" (max) - 3'6" (max)
Tiled floor, half tiled walls, wash hand basin, radiator and w/c.

Bedroom Four/ Sitting Room
13'6" (max) - 8'9" (max)
Radiator.

Utility Room
8'3" (max) - 6'9" (max)
Stainless steel sink with drainer, tiled floor, tiled splash back, radiator, plumbing for washing machine, door to the rear and a range of wall and base units.

1st Floor Landing
9'6" (max) - 7'6" (max)
Stairs to the upper and lower levels.

Store Room
6'0" (max) - 3'0" (max)
Housing the boiler.

Guest W/C
6'0" (max) - 4'3" (max)
Tiled floor, wash hand basin, radiator and w/c.

Lounge
17'3" (max) - 15'6" (max)
Radiator, gas fire with surround, bay window and door to the balcony.

Balcony
15'6" (max) - 5'0" (max)

Kitchen Dining Room
15'6" (max) - 14'3" (max)
Stainless steel sink with drainer, double fan oven, gas hob with extractor over, tiled splash back, tiled floor, under counter fridge, under counter freezer, dish washer, radiator, Juliet style balcony and a range of wall and base units.

2nd Floor Landing
11'3" (max) - 9'6" (max)
Radiator, loft access and stairs to the lower levels.

Master Bedroom
17'3" (max) - 15'6" (max)
Radiator, built in wardrobes and bay window.

Ensuite
6'3" (max) - 6'0" (max)
Tiled floor, half tiled walls, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Bedroom Two
13'9" (max) - 8'6" (max)
Radiator and built in wardrobes.

Bedroom Three
13'9" (max) - 7'0" (max)
Radiator.

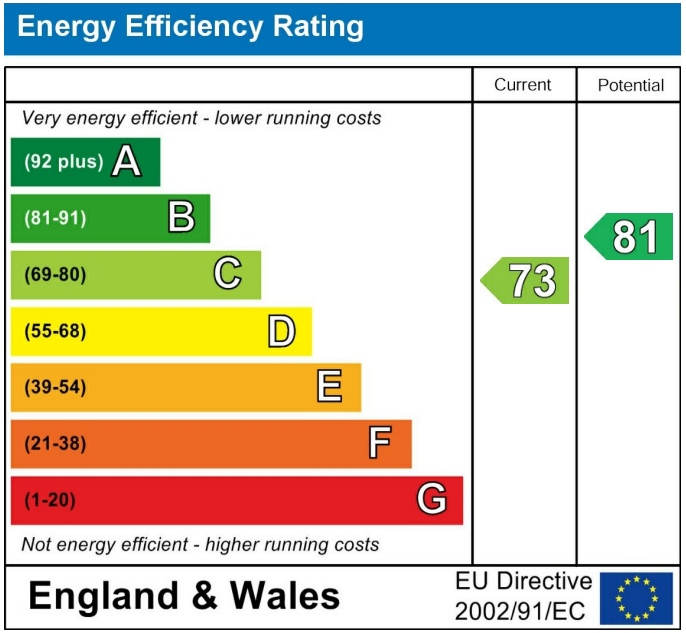
Bathroom
7'6" (max) - 6'0" (max)
Tiled floor, half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens
Grassed lawns, plants, bushes, trees and flower beds.

Driveway
With parking for at least one vehicle.

Garage
21'6" (max) - 9'6" (max)
Currently separated into a gym area and strange area, power and lights, up and over garage door.

Rear Gardens
Grassed lawns, trees, plants, gate to the rear and walkway to the rear door.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































