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Nora Place

Leeds, LS13 3JE

Asking Price £230,000



Council Tax: B



26 Nora Place

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Asking Price £230,000



- Beautifully presented three-bedroom home
- Contemporary open-plan kitchen layout
- Spacious bay-fronted living room
- Modern bathroom suite
- Excellent public transport and links to Leeds
- Boasts very generous garden plot
- Stunning shaker-style units with integrated appliances
- Generous lawned garden offering excellent privacy
- Exceptional location nearby schools, parks and amenities

This impressive three-bedroom property occupies a generous plot and boasts ideal location in the centre of it all, with local amenities, parks, schools and public transport links all close at hand. The nearby Ring Road also provides excellent access towards Leeds and the surrounding areas, making this an ideal choice for families and commuters alike.

The property is currently arranged with the owners using the garden side as the front, allowing the main living spaces to make the most of the attractive outlook and generous outdoor space.

Entering the property to the rear, you are welcomed into a stunning kitchen-diner which is sure to impress. Beautifully designed with Shaker-style cabinetry, generous worktop space, an integrated oven and dishwasher, the kitchen is complemented by an open-plan dining area which provides the perfect setting for hosting family and friends. An under-stairs pantry houses the boiler and washing machine, keeping these neatly separated from the main kitchen and demonstrating the clever use of space throughout. Stylish, practical and ready to enjoy from day one, this is a superb heart of the home.

Positioned beyond the kitchen-diner is the spacious living room. A large bay window overlooks the extensive lawned garden, bathing the room in natural light and creating a wonderful sense of space. Plush grey carpeting and tasteful feature-wall décor complete this comfortable yet stylish family room. An adjoining internal hallway provides access to the staircase and includes a door opening directly onto the lawned garden. This entrance could be used as the property's main entrance if preferred, offering plenty of flexibility to suit the next owner's lifestyle.

To the first floor are three charming bedrooms, comprising two doubles and a single. The current main bedroom enjoys a lovely outlook over the garden, creating a peaceful and tranquil setting, while each bedroom is finished with plush grey carpeting and neutral décor. The third single bedroom also offers excellent versatility as a home office or study, with useful storage positioned over the bulkhead.

Completing the first floor is a modern bathroom fitted with a P-shaped bath and rainfall shower above, contemporary tiling and a heated towel rail. The tasteful finish continues here, providing another thoughtfully designed area that is sure to impress.

Externally, the property truly stands out. The substantial lawned garden is enclosed by timber fencing and established hedging, providing excellent space and a good degree of privacy. It is ideal for children, entertaining or simply relaxing outdoors. To the opposite side is a low-maintenance flagged patio, offering a further seating or entertaining space. Subject to the relevant permissions and works, this area may also offer potential to create off-road parking if preferred. A garage positioned to the side can accommodate a smaller vehicle and is currently used as useful additional storage.

With its impressive kitchen-diner, spacious and beautifully presented accommodation, flexible arrangement and particularly generous plot, this is an exciting opportunity that must be viewed to be fully appreciated. Book a viewing today!

Tel: 0113 257 6198

DINING KITCHEN

17'10" x 9'8" (5.44m x 2.95m)

LIVING ROOM

14'9" x 11'6" (4.52m x 3.51m)

BEDROOM ONE

11'7" x 11'7" (3.54m x 3.54m)

BEDROOM TWO

11'7" x 9'9" (3.54m x 2.99m)

BEDROOM THREE

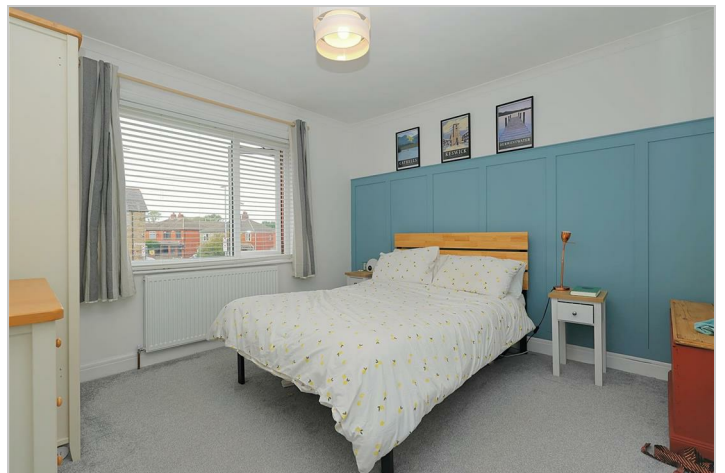
8'1" x 6'1" (2.48m x 1.86m)

BATHROOM

6'9" x 6'1" (2.08m x 1.86m)

GARAGE

12'9" x 7'9" (3.89m x 2.38m)



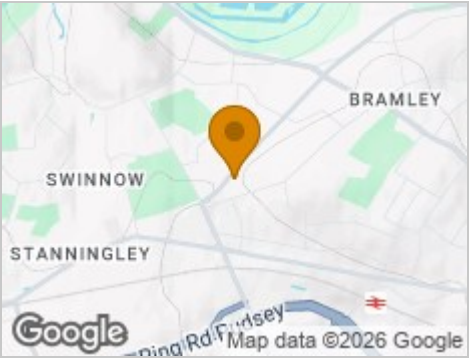
Road Map



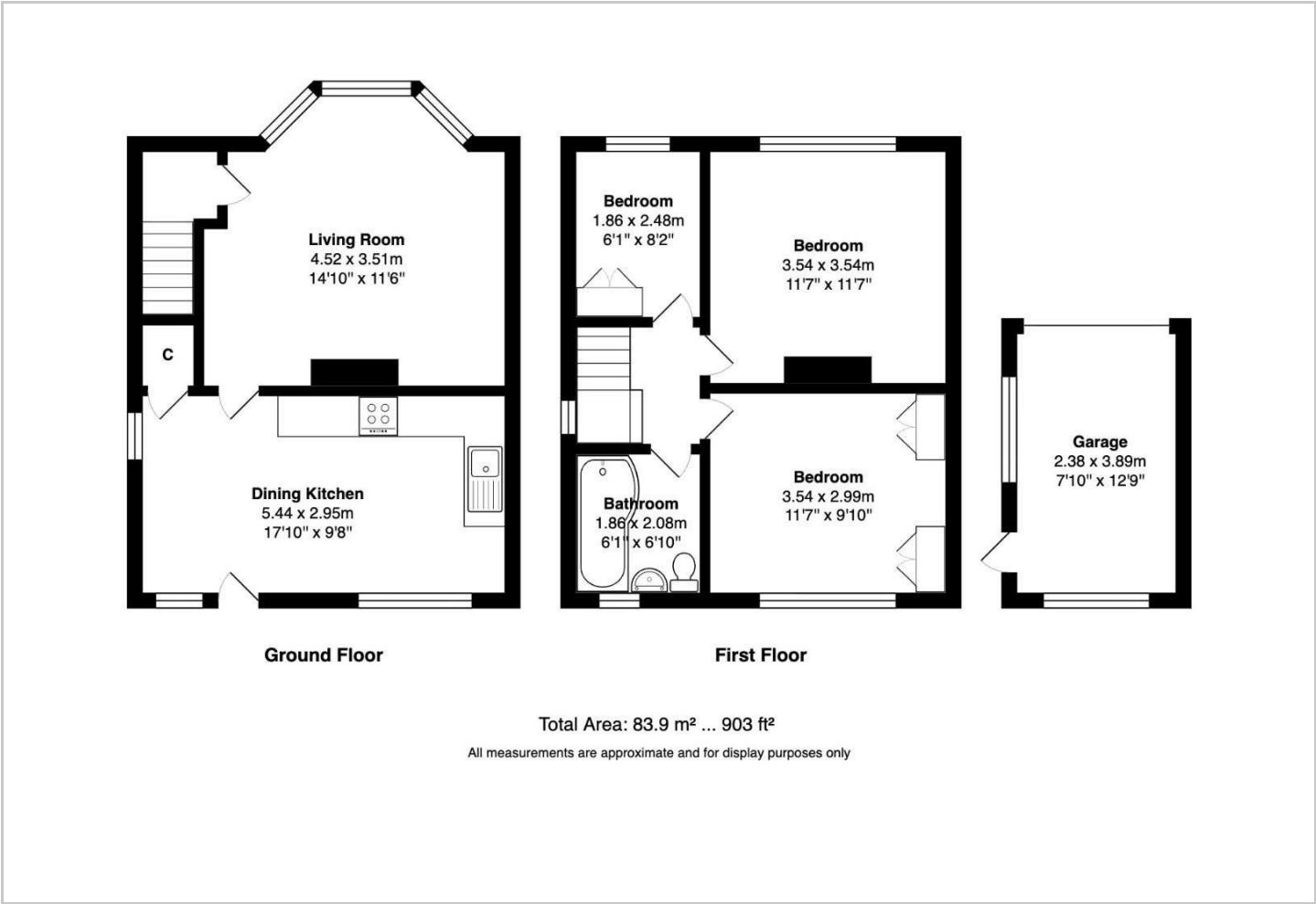
Hybrid Map



Terrain Map



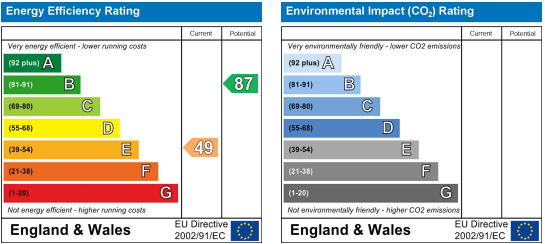
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.