HUNTERS®

HERE TO GET *you* THERE



Summerfield Road

Leeds, LS13 1AN

£315,000

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Council Tax: A





24 Summerfield Road

Leeds, LS13 1AN

£315,000





- Extended four-bedroom semi-detached home
- Main bathroom and en-suite
- Two spacious reception rooms
- Built-in wardrobes to double bedrooms
- Front and rear family gardens
- Outbuilding for extra storage
- Kitchen with breakfast area
- Downstairs WC with shower cubicle
- Close to schools and amenities
- Good public transport connections

Offering generous and versatile accommodation, this four-bedroom extended semi-detached family home is perfectly suited to modern family living. Ideally positioned within a popular residential area of Leeds, the property enjoys easy access to excellent local amenities, well-regarded schools and attractive green spaces, making it a wonderful place for families to call home.

Stepping inside, you'll find a bright and welcoming interior designed with comfort and practicality in mind. The front LIVING ROOM overlooks the front garden, creating a relaxing space to unwind, while the second LIVING ROOM provides a fantastic setting for everyday family life and entertaining. Featuring stylish radiators, decorative feature walls and direct access to the rear garden, this inviting living space allows for a seamless connection between indoors and out.

The KITCHEN offers a practical and sociable layout with ample low-level units, a breakfast area and space for appliances, making it an ideal space for busy mornings and family meals. A convenient downstairs WC with a shower cubicle, together with an additional CLOAKROOM, enhances the functionality of the home and caters perfectly to the needs of modern living.

Upstairs, the property continues to impress with FOUR BEDROOMS. Two double bedrooms benefit from built-in wardrobes, providing excellent storage, while two further single bedrooms offer flexibility as children's rooms, guest accommodation, a nursery or a home office. The family BATHROOM is well-appointed with a bath, separate shower cubicle, wash basin and WC, while an additional EN-SUITE bathroom to one of the bedrooms offers added privacy and convenience. I
Outside, the home enjoys both front and rear gardens, providing plenty of space to relax, entertain or enjoy time outdoors. Off-road parking adds everyday convenience, while the useful rear outbuilding offers excellent additional storage or the potential for a workshop or hobby space.

The location further enhances the appeal of this fantastic home. A wide range of local shops, supermarkets, schools and everyday amenities are all within easy reach, while nearby parks and green spaces offer wonderful opportunities for walking, cycling and outdoor recreation. Excellent public transport links and road connections provide straightforward access to Leeds city centre and surrounding areas, with Leeds Railway Station offering regular services to destinations including York, Manchester and London.

Combining spacious accommodation, flexible living areas and a highly convenient location, this extended semi-detached home offers everything a growing family needs to move straight in and enjoy.

KITCHEN
13'0" x 10'7" (3.97m x 3.25m)

LIVING ROOM
18'5" x 10'7" (5.62m x 3.24m)

GARDEN ROOM
20'7" x 10'0" (6.29m x 3.05m)

BATHROOM
9'3" x 5'7" (2.83m x 1.71m)

HALLWAY
10'7" x 4'10" (3.25m x 1.49m)

BEDROOM
11'10" x 10'5" (3.61m x 3.20m)

BEDROOM
8'9" x 6'9" (2.68m x 2.08m)

BEDROOM
8'9" x 6'9" (2.68m x 2.08m)

BEDROOM
9'1" x 7'11" (2.78m x 2.42m)

BATHROOM
7'11" x 5'4" (2.42m x 1.65m)

BEDROOM
15'5" x 11'11" (4.72m x 3.65m)













Road Map



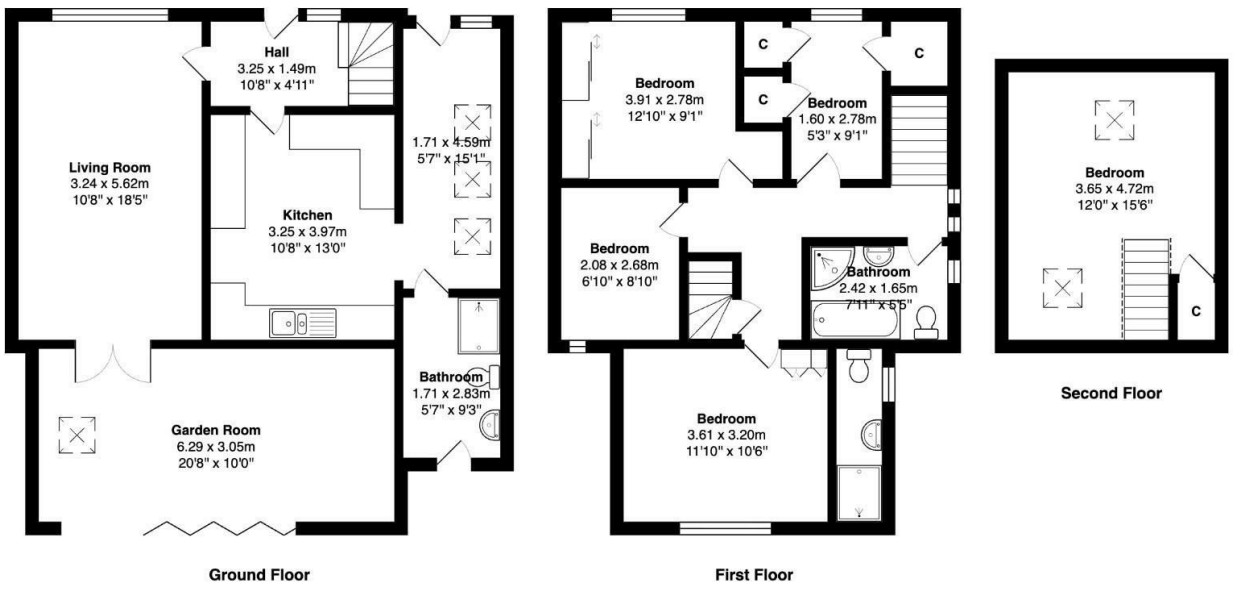
Hybrid Map



Terrain Map



Floor Plan



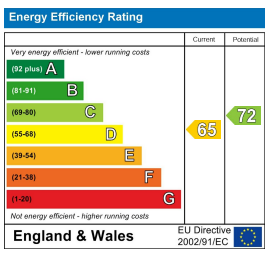
Total Area: 142.1 m² ... 1530 ft²

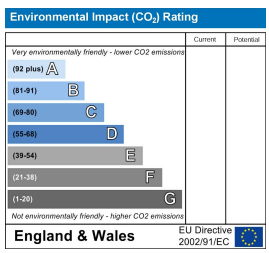
All measurements are approximate and for display purposes only

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.

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