



Dunhill Rise | Halton | LS9 0EH

£190,000

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating D

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\*\*\* THREE BEDROOM SEMI-DETACHED - OFF-ROAD PARKING & GARAGE \* SOLD WITH NO CHAIN!\*\*\*

In need of modernisation is this traditional three bedroom home. Offering first time buyers or investor landlords an opportunity for a full renovation project. Set on a corner plot the house offers PVCu double-glazing and gas central heating.

The property offers two reception rooms to the ground floor along with a fitted kitchen with a cooker point, sink and traditional pantry store. There is potential to create a large open plan dining kitchen by taking out the wall (subject to planning and building regs) between the kitchen and dining room. The first floor offers three good sized bedrooms (two of which have fitted storage) and the house bathroom which is fitted with a white three piece suit along with a storage cupboard that houses the central heating boiler.

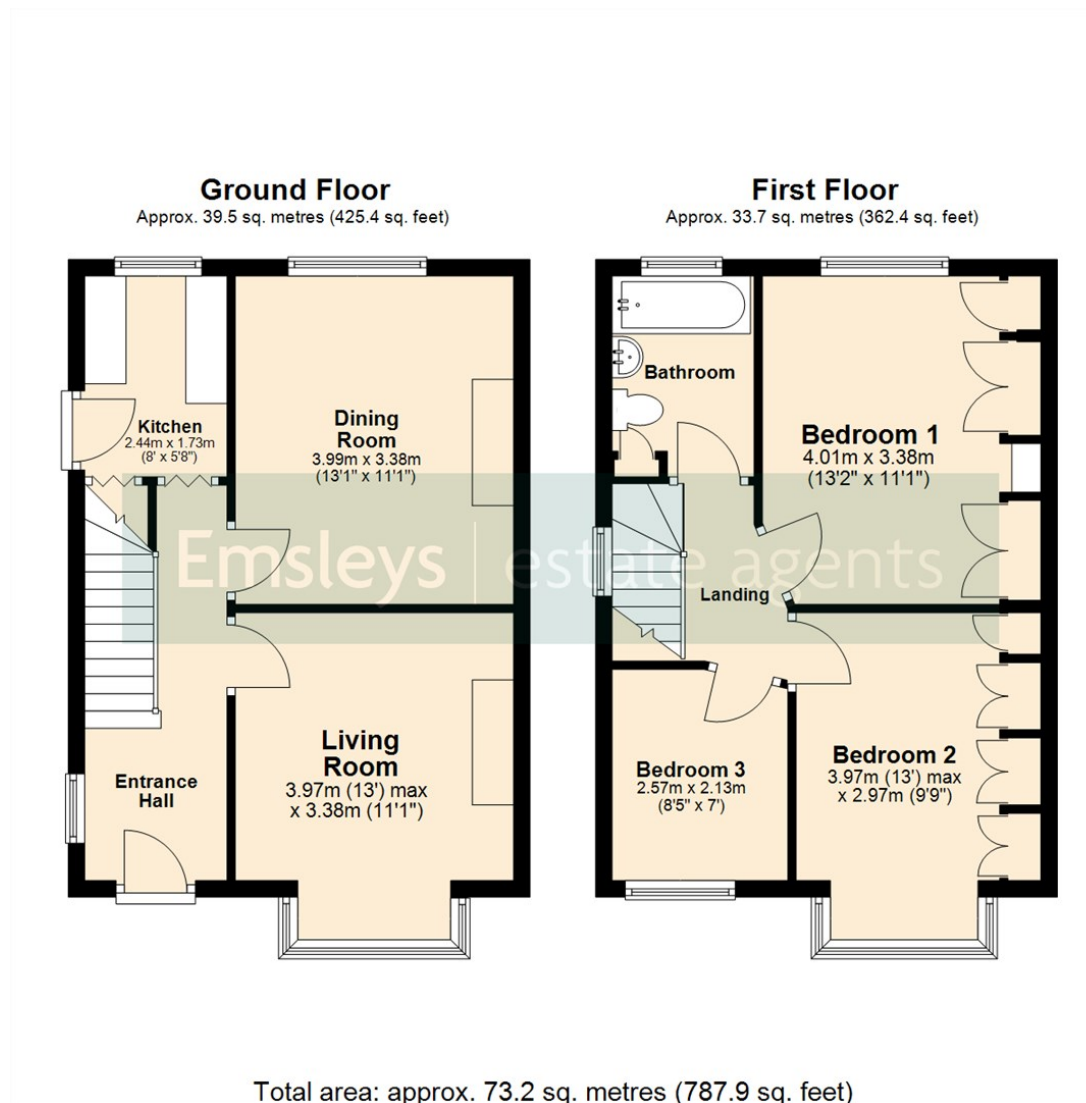
To the outside there is ample off road parking on a paved driveway which in turn leads to the sectional garage situated at the rear. An enclosed low maintenance garden with a sunny position can be found to the rear.

The property is ideally situated for the main arterial roads, A1M link road, A64 York Road and Selby Road, easy and quick access to Leeds city centre plus excellent public transport links. For open spaces head up Halton Hill to the Temple Newsam Country Estate with open fields, sports fields, golf course, historic house and farm.

\*\*\* Call now to arrange your viewing\*\*\*







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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