



20 Spring Rise, Leeds, LS15 0FN  
£245,000



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this nearly new semi detached house located on a popular development with transport links to Leeds City centre plus amenities. Having been built in 2024 the property is still covered by its 2 Year Builders Warranty and has over 8 years remaining of its New Home Structural Warranty.

as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and integrated appliances. There is a contemporary bathroom and WC. Items of note include the media wall and French doors to the lounge plus an electric vehicle charging point outside. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

There are well presented garden areas to the front and rear with lawns and patio plus external tap. There is driveway parking plus an electric vehicle charging point.

Tenure - Freehold  
Estate Management Fee - £95 pa - Not yet collected  
Council Tax - Band A

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With mat well and flooring.

#### Lounge 14'8" x 11'7" (4.49m x 3.54m)

With media wall, carpets and curtains. Access to store. French doors leading to rear garden.

#### Dining Kitchen 13'3"(max) x 11'6"(max) (4.06m(max) x 3.52m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus glass splash back. With integrated oven, hob, hood, fridge freezer, dishwasher and washing machine. Vinyl flooring and blinds.

#### WC 4'7" x 3'1" (1.42m x 0.95m)

Having contemporary white sanitary ware, tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'9"(max) x 9'7"(max) (4.51m(max) x 2.94m(max))

With carpets and blinds.

#### Bedroom 2 9'7" x 8'5" (2.94m x 2.57m)

With fitted carpets.

#### Bedroom 3 6'8" x 5'10" (2.04m x 1.80m)

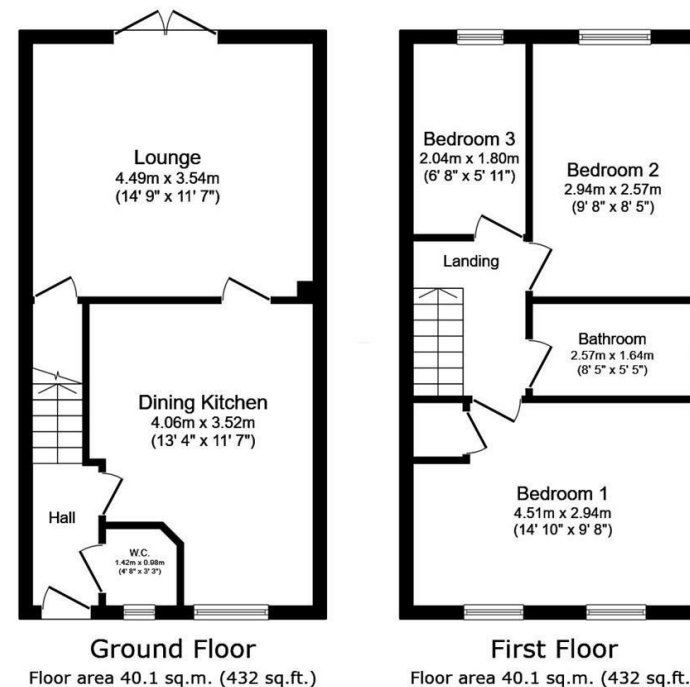
With fitted carpets.

#### Bathroom 8'5" x 5'4" (2.57m x 1.64m)

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

### EXTERNAL

There are well presented garden areas to the front and rear with lawns and patio plus external tap. There is driveway parking plus an electric vehicle charging point.



Total floor area: 80.2 sq.m. (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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