

## 2 Bed Semi-Detached Bungalow In Richmond Hill Approach , Leeds, LS9 8JX

£72,500





## SHORT DESCRIPTION

Property Ref: 14522 We are pleased to present an exceptional Semi-detached bungalow located at Richmond Hill Approach, Leeds, LS9. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden, and Driveway parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home.... 1-minute walk to the bus stop to St James Hospital and to Leeds City Center. Fast food shops, Chinese takeaway, Fish and chips shops, and pubs are within 5 to 10 minutes of walking distance... Note - "This is for over 55". Property Type: Semi-detached bungalow Full selling price: £72500.00 Remaining lease (In Years): 66 Council tax band: B EPC rating: D Measurement: 538.196 sq ft. Staircasing to 100% allowable Pets are allowed Possession of the property: Occupied.

2

Bed Room(s)

1

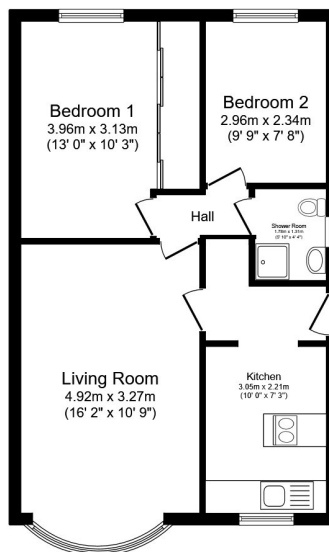
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

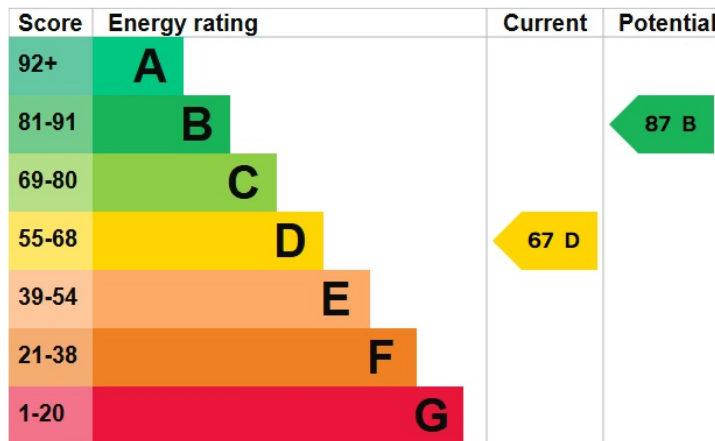


Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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