

# HUNTERS®

HERE TO GET *you* THERE

Newport Crescent, Headingley, LS6

Guide Price £300,000

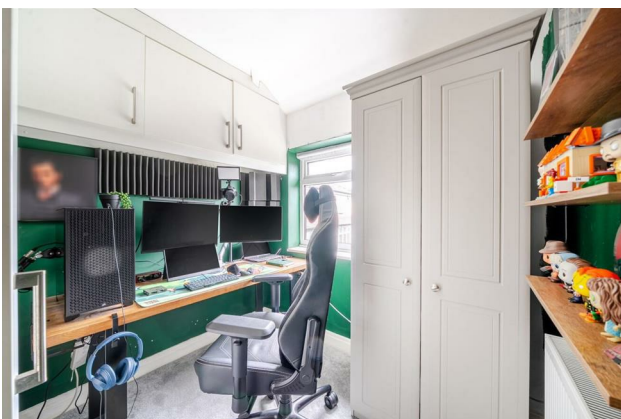
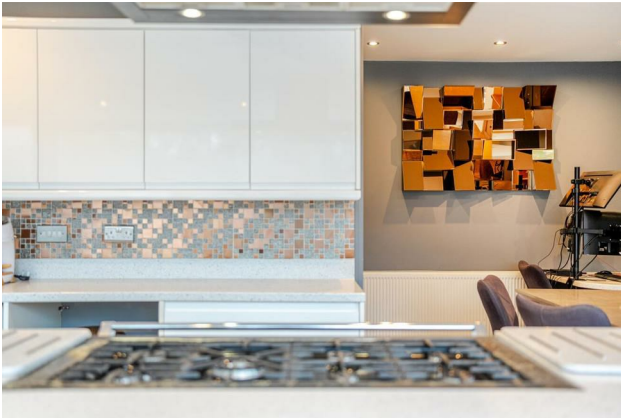
Property Images



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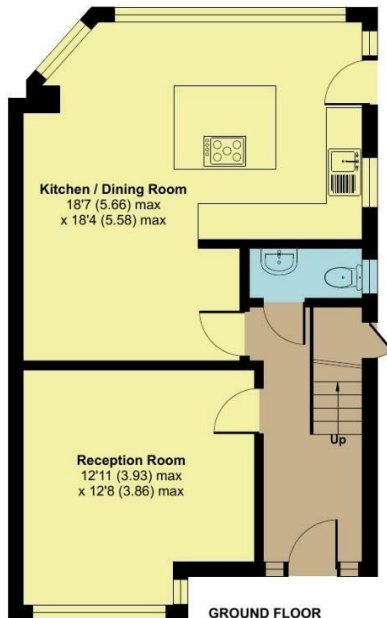
## Newport Crescent, Leeds, LS6

Approximate Area = 1014 sq ft / 94.2 sq m

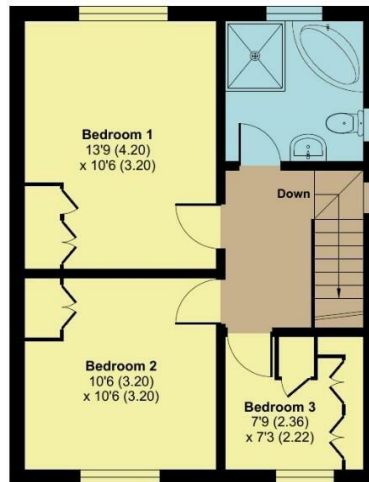
Garage = 205 sq ft / 19 sq m

Total = 1219 sq ft / 113.2 sq m

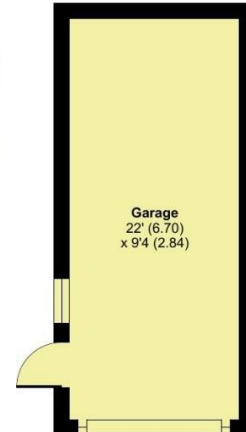
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 51.8 SQ M  
( 558 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 42.3 SQ M  
( 456 SQ FT)**



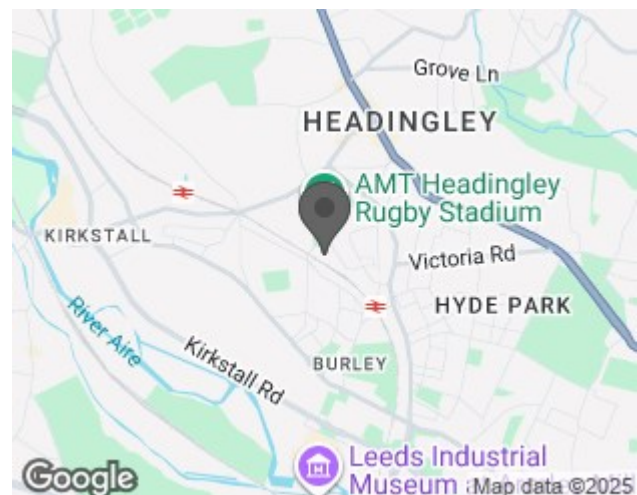
**GARAGE  
APPROX FLOOR  
AREA 19 SQ M  
( 205 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1372286

## EPC

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>73</b>                                   |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Newport Crescent, Headingley is a superb three-bedroom extended semi-detached home – perfectly positioned in one of Headingley's most sought-after cul-de-sacs.

Welcome to Newport Crescent, a truly wonderful place to call home. This beautifully presented and thoughtfully extended three-bedroom semi-detached property offers stylish, modern living in a prime location — ideal for first-time buyers, young families, or anyone looking to enjoy the vibrant lifestyle this area has to offer.

### Location, Location, Location

Tucked away in a peaceful cul-de-sac just moments from Headingley Stadium, this home is perfectly situated to enjoy all that Headingley has to offer. From bustling cafés, independent shops, and trendy bars to excellent restaurants and supermarkets — every amenity is just a short stroll away. Commuting is easy with fantastic transport links nearby: both Headingley and Burley Park train stations are within easy reach, and there are regular bus routes providing quick access to Leeds city centre and beyond. Families will also appreciate the excellent local schools, green spaces, and community atmosphere that make Headingley one of Leeds' most desirable suburbs.

### Key Features:-

- Welcoming entrance hallway with convenient downstairs WC
- Bright and spacious living room with an attractive bay window and recess fireplace
- Extended open-plan kitchen/dining area – the true heart of the home – featuring a sleek, modern design, central island with Aga cooker, and seamless access to the rear garden – perfect for entertaining and family gatherings
- Three well-proportioned bedrooms, all with fitted wardrobes providing excellent storage
- Contemporary four-piece bathroom featuring a corner bath and walk-in shower
- Front Garden: Low-maintenance design, creating an inviting approach to the property. A shared driveway, leads on to your own private driveway and garage, offering convenient off-street parking.
- Rear Garden: A beautifully landscaped, south-facing haven featuring porcelain-tiled patio and artificial lawn — perfect for relaxing, dining, or entertaining on those long summer evenings.

This is a fantastic home in a fabulous location – ready for you to make it your own.

Properties of this calibre in Headingley are rare to find, so don't miss out — book your viewing today. You will not be disappointed.

## Features

• EXTENDED SEMI DETACHED • THREE BEDROOMS • OPEN PLAN KITCHEN / DINER WITH ISLAND • MOVE IN READY • LANDSCAPED REAR GARDEN • DRIVE AND GARAGE • POPULAR SOUGHT AFTER LOCATION • EPC RATING:- C • COUNCIL TAX BAND:- B