



Hawkhill Avenue | | LS15 7NY

£240,000

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

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE * IMMACULATE THROUGHOUT ***

Presenting this immaculate three-bedroom semi-detached house, superbly positioned in a highly sought-after location renowned for its excellent public transport links, proximity to nearby schools, and abundance of local amenities. An ideal choice for first-time buyers or families seeking a turn key home, this property offers an outstanding blend of generous accommodation and contemporary design.

Upon entering, you are welcomed into a smart hallway which in turn leads to a cozy living room with 'on trend' decor and media wall. To the rear of the home is a fabulous dining kitchen designed with both functionality and style in mind, providing ample space for culinary activities. Complemented by stunning garden views and seamless access to the garden, creating the perfect setting for entertaining and family gatherings.

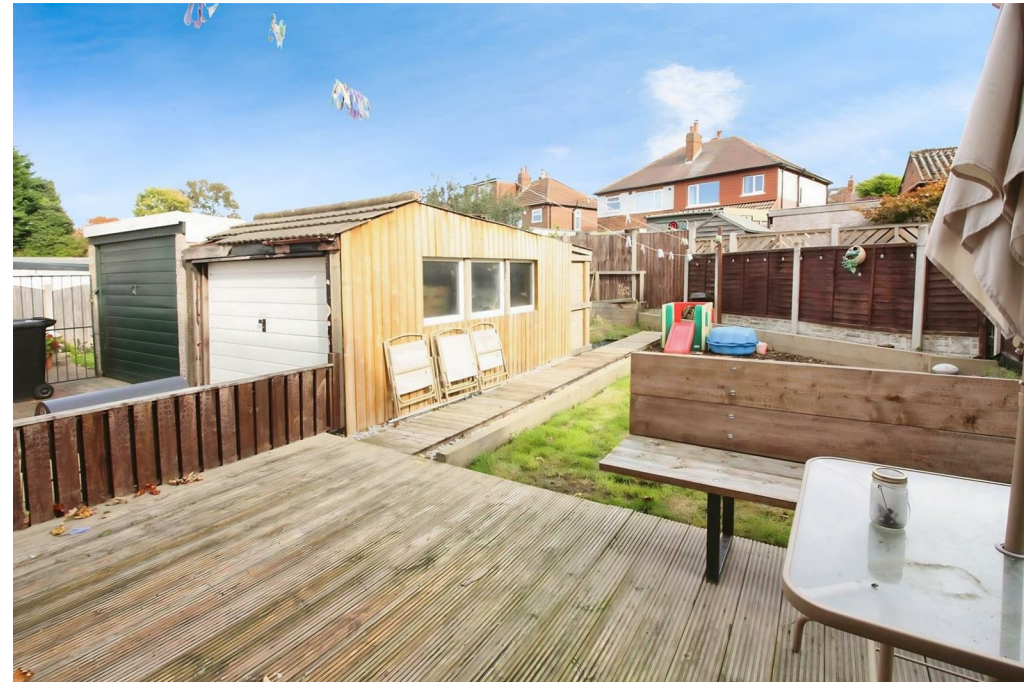
The accommodation comprises three comfortable bedrooms, including two spacious doubles and a well-proportioned single, catering to the needs of a growing family or those seeking flexible living arrangements. A well-presented family bathroom further enhances the home's practical appeal.

Externally, the property benefits from a private garden, perfect for outdoor relaxation and play, as well as off-road parking and a single garage, offering secure storage and further convenience for residents.

Early viewings are highly recommended to fully appreciate the quality and potential this property provides.

*** Call now to arrange your visit ***







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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents