



4 Hodgson Crescent, Leeds, LS17 8PG



Key Features

- Detached family home
- Modern dining kitchen
- Sitting room with bay window
- Dining room leading to sun room
- Three double bedrooms
- Contemporary bathroom
- Separate shower room
- Beautiful garden with three sitting areas
- Tandem garage with light and power
- Highly sought after cul-de-sac



A beautifully maintained and extended three bedroom 1930s detached property located in a highly sought after cul-de-sac in LS17.





This detached family home has been beautifully maintained by the current home owners and is offered to the market for the first time in almost 30 years.

To the ground floor is a reception hallway, understairs storage cupboard and a guest W.C. The hallway leads to the sitting room, which overlooks the front garden, with a bay window and gas fire. To the rear of the property is an extended dining kitchen, overlooking the garden, with modern gloss wall and base units, complimenting worktops, resin sink and a range of integrated appliances including a Neff five ring gas hob, Neff twin ovens, a microwave, fridge/freezer, dishwasher and washing machine. There is a generous dining room, with recently fitted cupboards, a log burner and double doors which lead to the sun room with views to the rear garden. This is an ideal space for entertaining.

To the first floor are three double bedrooms, two of which have fitted wardrobes, a contemporary house bathroom and a separate shower room.

The rear garden is a wonderful space with a pergola, well established planting, three patio areas and a raised decked area. It's a perfect space for outdoor dining and for a family. There is a detached tandem garage with light and power and a driveway with electric car charging point. To the front of the property is an additional patio area.

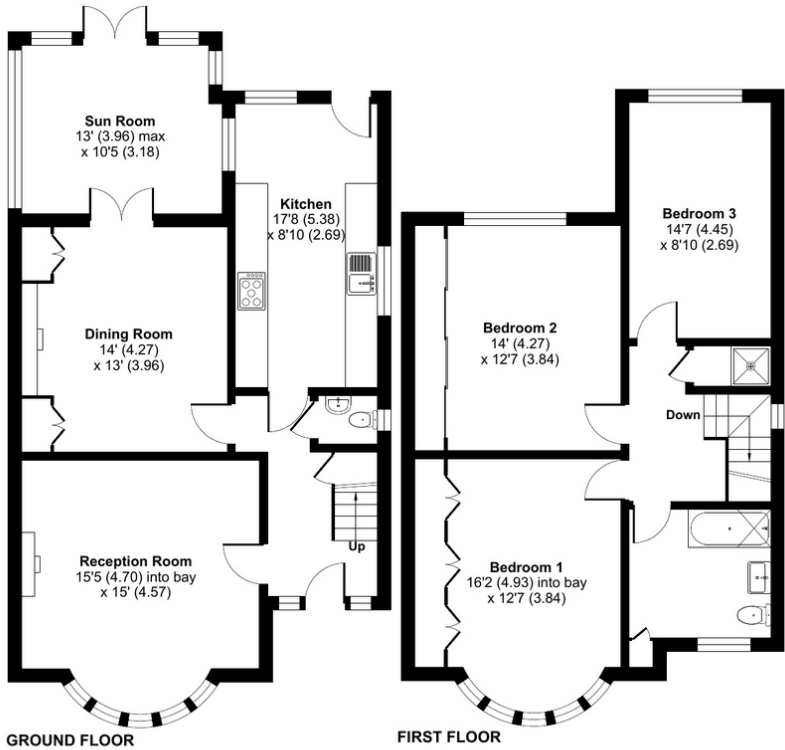
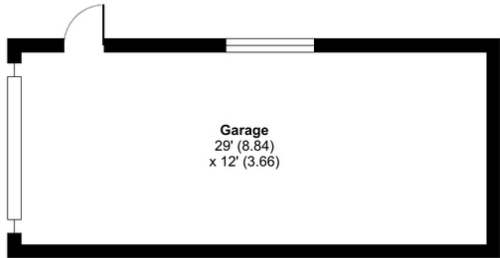
Hodgson Crescent is a cul-de-sac just off the Leeds Ring Road which makes it a great location for commuters as well as offering easy access to Roundhay Park and the amenities on Street Lane and in Moortown.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



Hodgson Crescent, Leeds, LS17

Approximate Area = 1489 sq ft / 138.3 sq m
Garage = 348 sq ft / 32.3 sq m
Total = 1837 sq ft / 170.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Butler Ridge. REF: 1210403

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: E
Council Authority: Leeds City Council

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