



3 Hindscarth Way, Leeds, LS9 0AX

Welcome to this charming semi-detached house located on Hindscarth Way in the vibrant city of Leeds. This modern property boasts a spacious 740 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm, inviting kitchen dining room. A large, comfortable living room to the rear overlooks the back garden. The house features three lovely bedrooms, with ample cupboard storage on the ground and first floor.

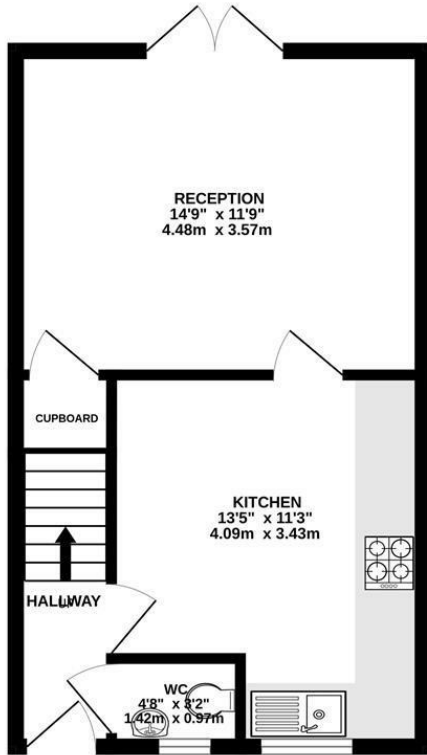
A private driveway offers off-street parking, and local buses depart from 0.5 miles away.

Located in a popular area, this property provides easy access to local supermarkets, primary schools, and Leeds City Centre, making it a convenient choice for families or professionals.

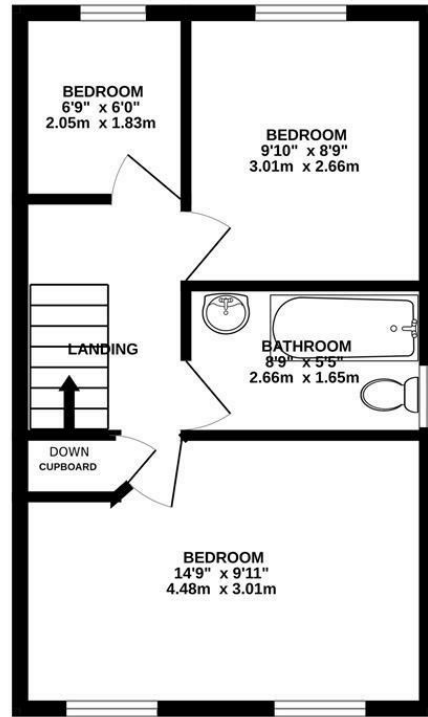
- Off Street Parking
- Rear Garden
- Modern Home
- Semi Detached
- NHBC Warranty
- Chain Free

£215,000

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	