



7 Hawthorn Grove, Leeds, Yorkshire, LS13 1NH

Chain Free and Spacious 3 bed Extended Semi, recently decorated throughout and ready for buyers to easily make it what they want it to be.

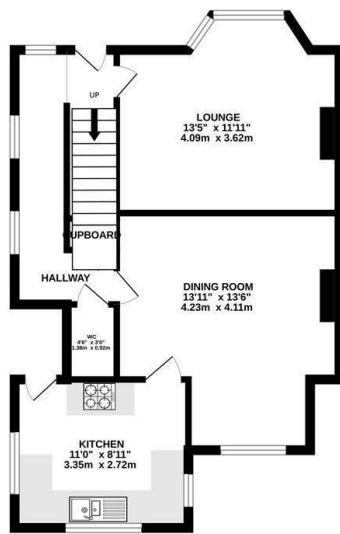
This extended spacious, flexible, light and airy property provides an above average sized semi-detached property (approx. 93.0 sq m). The ground floor comprises of a good sized front reception room with bay window and plenty of light. The front reception room can easily be used as a good sized double bedroom which is especially suited to anyone with mobility problems. There is a hallway running from the front door to the rear of the property providing under stairs storage and a 2nd toilet downstairs - great for guests or anyone with mobility issues. The hall then leads into a large 2nd reception room which can be used as a family room and dining room, and features a large picture window overlooking the rear garden. The fitted kitchen has windows on 3 sides with a door

- Chain Free
- Rear & Side Extension
- A Spacious & Light Extended Semi Detached House
- Double Glazing & Central Heating
- Fenced and Gated Private Rear Garden
- Two Good sized Reception Rooms
- Full bathroom
- Downstairs toilet
- Large loft room

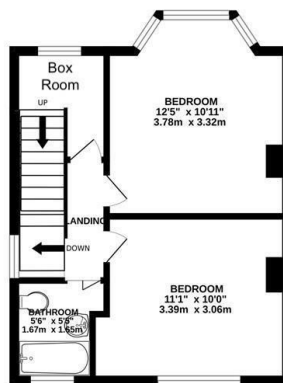
£235,000

www.fletcherprops.com

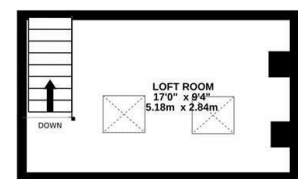
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 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			
(92 plus) 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 & Wales		59	74
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			