



Hawkhill Gardens, Leeds LS15 7PX



welcome to

Hawkhill Gardens, Leeds

Spacious three-bedroom semi-detached home set on a generous corner plot, featuring front and rear gardens, off-street parking with driveway and garage. Boasting two bright reception rooms, this well-appointed property offers versatile living space in a desirable residential location.



Nestled on a spacious corner plot in a sought-after residential area, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort, space, and versatility. Ideal for families or those seeking room to grow, the property boasts generous front and rear gardens, providing ample outdoor space for relaxation, play, or entertaining.

This well-arranged two-storey home offers a practical and inviting layout. On the ground floor, the entrance hall provides central access to all main living areas. To the front left is a comfortable lounge, offering a relaxing space with views over the garden. Adjacent to it at the rear left is a bright and spacious dining room, perfect for family meals or entertaining guests. The kitchen is located at the rear right of the property, providing convenient access to the outdoor space. Upstairs, the first floor features three well-proportioned bedrooms: Bedroom 1 at the front left, Bedroom 2 at the rear left, and Bedroom 3 at the front right. A bathroom is situated in the rear right corner, while a separate toilet is centrally located next to Bedroom 3, ensuring functionality and ease for family living.

LS15 is a vibrant and well-connected postcode district located to the east of Leeds city centre in West Yorkshire. It encompasses a mix of suburban neighbourhoods including Cross Gates, Colton, Halton, Austhorpe, Barwick in Elmet, Scholes, and Potterton. Known for its strong community feel and excellent transport links, LS15

Ground Floor

Lounge

12' 1" MAX x 12' 4" MAX (3.68m MAX x 3.76m MAX)

Dining Room

12' 9" MAX x 12' MAX (3.89m MAX x 3.66m MAX)

Kitchen

6' 9" MAX x 9' 5" MAX (2.06m MAX x 2.87m MAX)

First Floor

Bedroom One

10' 6" MAX x 15' 2" MAX (3.20m MAX x 4.62m MAX)

Bedroom Two

11' 3" MAX x 13' 2" MAX (3.43m MAX x 4.01m MAX)

Bedroom Three

6' 7" MAX x 7' 9" MAX (2.01m MAX x 2.36m MAX)

Bathroom; Seperate W/C



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- SEMI-DETACHED FAMILY HOME
- GENEROUS CORNER PLOT
- THREE SPACIOUS BEDROOMS
- TWO BRIGHT RECEPTION ROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers over
£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110814 - 0002

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