

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

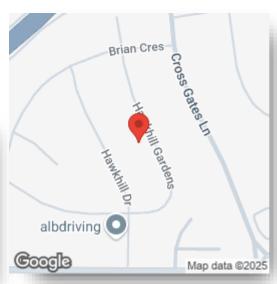
offers over

£270,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT110814 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.