

**Hansby Close, Leeds LS14 6JX** 



# welcome to

# **Hansby Close, Leeds**

Three-bedroom semi-detached home featuring a welcoming front garden, spacious driveway, and garage to the rear. Perfect for families, this property offers comfortable living in a sought-after location.













## **Ground Floor Lounge**

11' MAX x 14' 7" MAX ( 3.35 m MAX x 4.45 m MAX ) The lounge is positioned at the front of the property and features a large window that allows plenty of natural light. A central heating radiator provides warmth, creating a comfortable and inviting living space.

#### Kitchen

15' 6" MAX x 9' 3" MAX ( 4.72m MAX x 2.82m MAX ) e kitchen is fitted with a full range of wall and base units, complemented by integrated appliances and a convenient breakfast bar. Natural light floods the space through a rear-facing window and French-style patio doors that open to the garden. Modern spotlights are installed throughout, creating a bright and contemporary feel.

#### First Floor Bedroom One

13' 5" MAX x 9' 6" MAX ( 4.09m MAX x 2.90m MAX ) Fitted wardrobes, carpeted throughout, window to the front, central heating radiator.

### **Bedroom Two**

 $8^{\circ}$  9" MAX x 10' 4" MAX ( 2.67m MAX x 3.15m MAX ) Carpeted throughout, window to the rear, central heating radiator.

#### **Bedroom Three**

9' 3" MAX x 6' 3" MAX ( 2.82m MAX x 1.91m MAX ) Carpeted throughout, window to the front, central heating radiator.

#### **Bathroom**

The bathroom incorporates a modern three-piece suite, including a bathtub with shower facilities, a wash hand basin, and a W/C set within an integrated storage unit. A rear-facing window provides natural light, complemented by spotlights throughout for a bright and contemporary finish.





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# **Hansby Close, Leeds**

- GUIDE PRICE £220,000-£230,000
- SEMI-DETACHED HOUSE
- THREE-BEDROOMS
- DRIVEWAY AND GARAGE TO THE REAR
- GARDEN TO THE FRONT

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£220,000







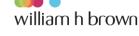


Please note the marker reflects the postcode not the actual property

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