



**Hawkswood Crescent, Leeds LS5 3QF**

**welcome to**

**Hawkswood Crescent, Leeds**

A good sized three bedroom mid-terrace property - priced to reflect the amount of work needed. Generous gardens to both front and rear with potential to create off street parking. OFFERED WITH NO CHAIN - Internal viewing is a must.



## Hawkswood Crescent

A good sized three bedroom mid terrace property in a good location close to local amenities, schools and transport links. The property is priced to reflect the amount of work needed, this would make a great investment property. Accommodation is well proportioned throughout and briefly comprises; Entrance hall, spacious through lounge, good sized kitchen and bathroom to the ground floor. Three bedrooms and a toilet to the first floor. Outside the property has generous gardens to both front and rear and potential for off street parking to the front. Internal viewing is highly recommended. Offered with NO ONWARD CHAIN

### Ground Floor

#### Entrance Hall

Door to the front of the property and stairs leading up to the first floor

#### Lounge

17' 11" x 10' 11" max ( 5.46m x 3.33m max )

A good sized lounge with laminate wood flooring, radiator, fireplace and windows to both front and rear allowing ample natural lighting.

#### Kitchen

11' x 8' 7" + Recess ( 3.35m x 2.62m + Recess )

A fitted kitchen with a range of wall and base units with laminate work surfaces over, sink with mixer tap, space for fridge freezer and plumbing for both washing machine and dishwasher, double oven and gas hob. Vinyl flooring, useful pantry, window to the rear and door opening out to the rear garden.

#### Bathroom

The bathroom comprises bath with shower attachment, wash basin, tiled walls and flooring, radiator and window to the front.

#### First Floor Landing

Stairs from the ground floor, access to the loft, radiator and window to the rear

#### Bedroom One

13' 2" x 12' ( 4.01m x 3.66m )

A good sized double bedroom with useful integrated storage, radiator and window to the front

#### Bedroom Two

10' 11" max x 8' 11" ( 3.33m max x 2.72m )

A second double bedroom with radiator and window to the front

#### Bedroom Three

8' 8" x 7' 8" ( 2.64m x 2.34m )

Radiator and window to the rear.

#### Toilet

Laminate flooring, WC, radiator and window to the rear

#### Outside

To the front of the property there is a large grassed area and path leading to the front door. There is potential for off street parking

A great sized rear garden, mainly laid to lawn with paved patio area and fence borders.



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welcome to

## Hawkswood Crescent, Leeds

- Three Bedroom Mid-terrace
- Generous Gardens
- Offered WITH NO CHAIN
- Spacious Accommodation
- Great Potential

Tenure: Freehold EPC Rating: D



# £150,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Property Ref:  
HFT106340 - 0003

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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.

  
william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)