



Hawksworth Grove, Leeds LS5 3NB

welcome to

Hawthorn Grove, Leeds

Offered with NO CHAIN is this three/four bedroom mid-terrace property situated in a popular residential area of Kirkstall and would be an ideal first time buyers property or as an investment!



Hawksworth Grove

Offered with no onward chain is this three/four bedroom mid-terrace property arranged over three floors with accommodation briefly comprising; Lounge and dining kitchen to the ground floor. Two bedrooms and house bathroom to the first and a further bedrooms and study/dressing room to the second floor. Low maintenance gardens to both front and rear and a useful outbuilding.

Located in a popular residential area of Kirkstall close to local amenities and good transport links, this would make a great first time buyer property or as an investment. Internal viewing is highly recommended.

Ground Floor

Lounge

12' 11" max x 12' 11" max (3.94m max x 3.94m max)
Entrance door to the front, fireplace, ceiling cornice and bay window to the front

Kitchen

12' 1" max x 11' 2" (3.68m max x 3.40m)
The property boasts a brand new kitchen which benefits from laminate worktops all around. There is an electric hob alongside an oven with space for a washing machine and fridge/freezer. The kitchen enjoys a good size, seperate pantry and a cupboard under the stairs for storage. There is access to the rear from here alongside a window offering plenty of natural light. All warmed by a radiator.

First Floor

Landing

Stairs from the ground floor, useful store cupboard and stairs to the second floor

Bedroom One

12' max x 9' 11" (3.66m max x 3.02m)

A good sized double bedroom with radiator and window to the front

Bedroom Two

8' 4" x 7' 1" (2.54m x 2.16m)

Radiator and window to the rear

Bathroom

The bathroom is newly installed and presented in great condition. It has the benefits of a bath/shower, Low flush WC, sink and Double Glazed window.

Second Floor

Landing

Stairs from the first floor landing

Bedroom Three

6' 6" max x 11' 11" (1.98m max x 3.63m)

Two velux skylights and radiator

Bedroom Four

11' 11" x 6' 3" max (3.63m x 1.91m max)

Recessed wardrobe and velux window

Outside

There is a low maintenance garden to the front and to the rear of the property is an enclosed yard which is paved for low maintenance and access to the useful outbuilding

Outbuilding

4' 3" x 3' 1" (1.30m x 0.94m)

A useful outbuilding which houses the central heating boiler



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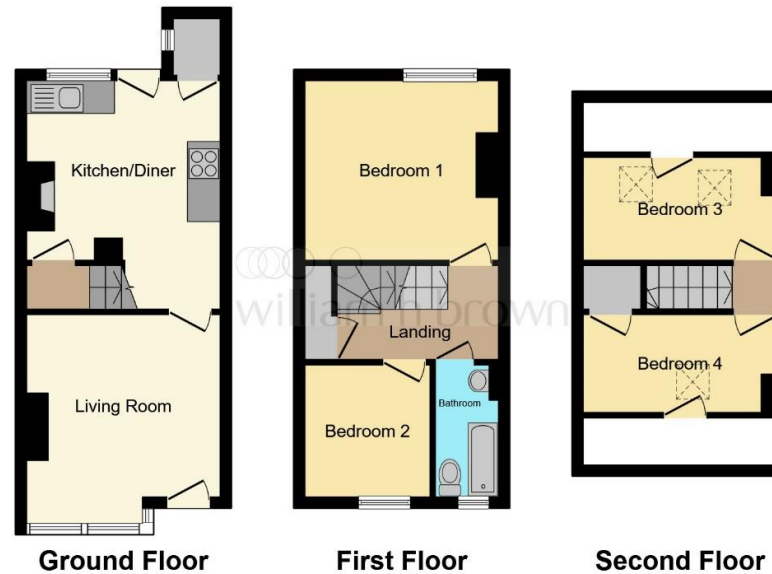
welcome to

Hawksworth Grove, Leeds

- Fantastic Investment Opportunity
- Four Bed Mid--Terrace
- Offered with NO CHAIN
- Low Maintenance Gardens
- Popular Residential Area

Tenure: Freehold EPC Rating: E

£175,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT106485 - 0005

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