



Hillcrest Rise ,Leeds LS16 7DJ

welcome to

Hillcrest Rise, Leeds

Offered with NO ONWARD CHAIN is this THREE bedroom semi-detached true bungalow! Generous block paved driveway to the front. Sought after Cookridge location. Sat on a sizeable wrap around plot with scope to extend



Hillcrest Rise

Offered with no chain is this three bedroom semi-detached true bungalow sat on a substantial plot in a popular sought after Cookridge location, close to local amenities, good transport links and good schools. The property is in need of some modernisation however would make a fantastic home with spacious accommodation throughout with briefly comprises; Entrance hall, good sized lounge, kitchen/diner, two double bedrooms, a third good sized single bedroom and the 'wet room'.

Outside the property sits on a generous plot with gardens to three sides and an array of mature shrubbery and tree lined borders. There is a large block paved driveway providing ample off street parking.

This home offers so much potential and internal viewing is highly recommended.

Entrance Hall

3' 5" x 17' 7" (1.04m x 5.36m)

Door to the front opens into a sizeable L shaped hallway with useful storage cupboard

Lounge

16' 5" x 11' 4" (5.00m x 3.45m)

A good sized lounge with neutral decor, coal effect gas fire with attractive surround, radiator and bay window to the front with a pleasant outlook.

Kitchen / Diner

14' 8" x 12' 3" (4.47m x 3.73m)

The generous kitchen offers a range of wall and base units with work surface over, stainless steel sink and drainer unit, plumbing for washing machine, provisions for cooker and under counter fridge and freezer. Door and window to the side, radiator, gas fire place, further window to the rear overlooking the garden and ample space for dining table and chairs.

Bedroom One

10' 9" x 11' 4" (3.28m x 3.45m)

A good sized double bedroom with neutral decor, radiator, space for freestanding furniture and window to the rear with lovely views.

Bedroom Two

10' x 8' 7" (3.05m x 2.62m)

A second double bedroom with space for free standing furniture, radiator and window to the front

Bedroom Three

10' 9" x 7' 4" (3.28m x 2.24m)

A really good sized single bedroom with useful fitted wardrobes, radiator and window to the side

Wet Room

6' 2" x 5' 9" (1.88m x 1.75m)

The Wet Room comprises; walk in electric shower, WC, wash hand basin, chrome heated towel rail, fully tiled walls and window to the side

Outside

The main feature of this property is the fantastic grounds that it sits on! Wrap around gardens with tall mature trees, an abundance of shrubs and plants making this a lovely quiet setting, there is a paved terrace area ideal for seating.

The property also benefits from a large block paved driveway providing ample off street parking for several cars.

Agents Note

With the substantial plot this may be eligible for someone to build a separate dwelling subject to the relevant building regulations.



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Hillcrest Rise, Leeds

- Semi-detached True Bungalow
- Three Bedrooms
- Generous Driveway
- Wrap around Mature Gardens
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: D

£385,000



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Property Ref:
HFT106596 - 0002

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