



**Harehills Park View, LEEDS LS9 6BN**



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## **Harehills Park View, LEEDS**

This two-bedroom semi-detached home in Harehills Park View offers practical living with a WRAPAROUND GARDEN, GARAGE, and PRIVATE DRIVEWAY for secure parking. Well-connected to local amenities, it's a great opportunity for buyers seeking space and convenience.



## Property Information

### Ground Floor

#### Entrance Hall

The entrance hall features a handy storage cupboard and a staircase leading to the first floor, seamlessly connecting the home's living spaces. Access to the kitchen and dining room.

#### Lounge

The lounge is a bright and airy space, featuring double-glazed window at the rear, a bay window to the front, carpeting, and a radiator for added warmth and comfort.

#### Dining Room

The dining room offers seamless access to the entrance hall and lounge, featuring a double-glazed window to the front, carpeting, a radiator for warmth, and a door leading to the rear for easy outdoor access.

#### Kitchen

The kitchen is a bright and functional space, featuring a double-glazed window to the rear, a stainless steel sink and drainer, a glass roof allowing natural light to flood in, base units for storage, and a wall-mounted boiler for convenience.

### First Floor

#### Landing

The landing features a staircase leading to the ground floor and a double-glazed window to the front, allowing natural light to brighten the space.

#### Bedroom One

Bedroom One is a spacious and comfortable double bedroom, featuring double-glazed windows at both the front and rear, carpeting, and a radiator for warmth and coziness.

#### Bedroom Two

Bedroom Two is a double bedroom, featuring double-glazed windows at both the front and rear, soft carpeting, and a radiator for added warmth and comfort.

### Bathroom

The bathroom is a practical space, featuring a double-glazed window to the rear, a WC, wash basin, bath, lino flooring, radiators for warmth, and tiled walls for an easy-to-maintain finish.

### External

The property boasts a wraparound garden, offering plenty of outdoor space, along with a gated entrance.

### Garage

The property features a private driveway leading to a garage, with a gated entrance from the side road, ensuring secure and convenient access.



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## **Harehills Park View, LEEDS**

- 2 Bedrooms
- Garage and Driveway
- Wraparound garden
- Spacious Lounge with bay window
- Close to local amenities

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109080 - 0005

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