



**Hetton Road, LEEDS LS8 3AE**



**welcome to**  
**Hetton Road, LEEDS**

This three-bedroom semi-detached home offers a cosy lounge with log burner, separate dining room, kitchen, Features include generous living space in a sought-after area, three good-sized bedrooms, and a lovely rear garden including an orchard. Driveway to the front adds convenience.



## Hetton Road

### Ground Floor

#### Entrance Hallway

Door to the front opens into the hallway with window to the side and stairs up to the first floor

#### Lounge

9' 9" plus recess x 12' 4" into recess ( 2.97m plus recess x 3.76m into recess )

A bright and spacious reception room featuring laminate wood flooring, a cosy log burner, front-facing window, radiator, and double doors leading into the dining area.

#### Dining Room

11' 4" into recess x 12' 9" plus bay ( 3.45m into recess x 3.89m plus bay )

A charming second reception room featuring laminate wood flooring, a radiator, and a rear-facing bay window that offers lovely views over the garden.

#### Kitchen

10' into recess x 6' 4" plus window ( 3.05m into recess x 1.93m plus window )

The fitted kitchen provides a range of wall and base units with laminate work surfaces over which incorporates a stainless steel sink with mixer tap and gas hob. Fitted gas oven, space for fridge freezer, plumbing from washing machine and dishwasher. Wall mounted boiler, ceiling spotlights, open pantry cupboard, window to the side and door to the rear.

### First Floor

#### Landing

with stairs from the ground floor and window to the side

#### Bedroom One

11' 9" max x 11' 9" into recess ( 3.58m max x 3.58m into recess )

A good sized double bedroom with laminate flooring, ample floor space for free standing furniture, feature fireplace, radiator and window to the front

#### Bedroom Two

10' 6" into recess, angled wall x 11' 1" max ( 3.20m into recess, angled wall x 3.38m max )

A second double bedroom with wooden flooring, radiator and window to the rear with views over the garden

#### Bedroom Three

7' 1" max x 6' max ( 2.16m max x 1.83m max )

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

#### Bathroom

The fully tiled bathroom comprises; bath, separate shower cubicle, low flush wc, wash basin, heated towel rail and window

#### Outside

To the front, the property benefits from a driveway providing off-street parking, alongside a mature garden enclosed by wall boundaries. Steps lead up to the front entrance, adding a welcoming touch.

Gated side access leads to a generous rear garden, mainly laid to lawn and surrounded by attractive mature shrubs, plants, and an orchard with fruits every season. Fruit trees include selected varieties of apple, grapes, Pear, plums, and two cherry trees. Reputed varieties of David Austin roses are included. A useful outbuilding provides ideal storage space.

#### Location

Hetton Road is conveniently situated close to a range of local amenities. Popular shops such as Lidl and Tesco Express are approximately a 10-minute walk away, making everyday essentials easily accessible. A bus stop is located just a 4-minute walk from the property, offering frequent and direct services to Leeds city centre. For outdoor leisure, the beautiful Roundhay Park is only 1.7 miles away, providing a scenic setting for walks, picnics, and various recreational activities.



***view this property online*** [williamhbrown.co.uk/Property/OAK109435](http://williamhbrown.co.uk/Property/OAK109435)



**welcome to**

## **Hetton Road, LEEDS**

- Three Bedroom Semi-detached Home
- Driveway to the Front
- Generous Rear Garden
- Two Reception Rooms
- Popular Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK109435](http://williamhbrown.co.uk/Property/OAK109435)



Property Ref:  
OAK109435 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 248 8263**



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



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**