



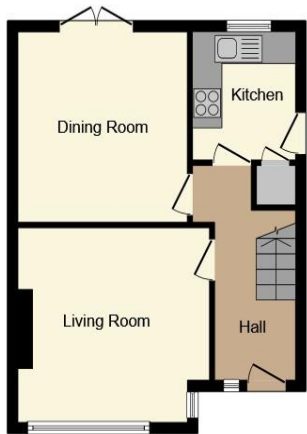
Hetton Road, Leeds LS8 3AE

welcome to

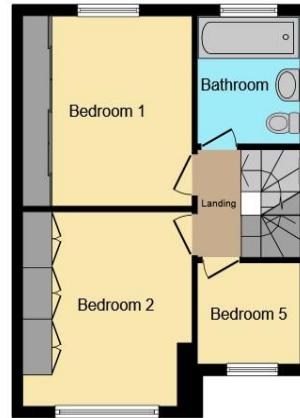
Hetton Road, Leeds

A three-storey semi-detached home offering five spacious bedrooms and two reception rooms. Featuring an expansive driveway to the front and a well maintained garden to the rear, this property combines generous living space with excellent outdoor areas—perfect for modern family living.





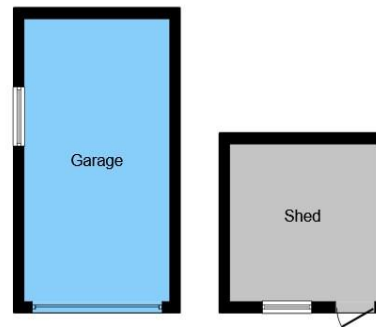
Ground Floor



First Floor



Second Floor



Outbuilding



Ground Floor

Lounge

11' 10" MAX x 12' 4" MAX (3.61m MAX x 3.76m MAX)

Dining Room

11' 9" MAX x 10' 11" MAX (3.58m MAX x 3.33m MAX)

Kitchen

8' MAX x 7' 4" MAX (2.44m MAX x 2.24m MAX)

First Floor

Bedroom One

12' MAX x 10' 9" INTO WARDROBES (3.66m MAX x 3.28m INTO WARDROBES)

Bedroom Two

11' 9" MAX x 11' 4" INTO WALLS (3.58m MAX x 3.45m INTO WALLS)

Bedroom Five

6' 10" MAX x 6' 9" MAX (2.08m MAX x 2.06m MAX)

Bathroom

Second Floor

Bedroom Three

8' 2" MAX x 13' 8" MAX (2.49m MAX x 4.17m MAX)

Bedroom Four

7' 5" MAX x 13' 8" MAX (2.26m MAX x 4.17m MAX)

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

welcome to

Hetton Road, Leeds

- THREE-STOREY SEMI-DETACHED PROPERTY
- FIVE SPACIOUS BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- TWO BATHROOMS
- EXPANSIVE DRIVEWAY TO THE FRONT PROVIDING OFF-STREET PARKING

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109412



Property Ref:
OAK109412 - 0002

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.



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