



Hawthorn Grove, Rodley Leeds LS13 1NH

welcome to

Hawthorn Grove, Rodley Leeds

Three bedroom semi-detached with a combination of modern updates, spacious interiors, and a sought-after location, this home is ready to move in and enjoy.



Property Information

This beautifully presented three-bedroom semi-detached home is in excellent condition, having been thoughtfully updated to provide modern and low-maintenance living. The exterior boasts a fresh, contemporary look, with newly re-rendered walls, updated gutters, flashings, ensuring durability and curb appeal.

Inside, the heart of the home is the large, modern dining kitchen, featuring stylish cabinetry, and plenty of space for both cooking and entertaining.

The property is ideally located near scenic green fields, offering a peaceful, countryside feel while remaining close to excellent transport links for commuting or exploring the local area.

Lounge

13' 3" max x 9' 7" max (4.04m max x 2.92m max)

The living space is enhanced with elegant wood flooring and a wood-burning stove adds a cozy touch for those chilly evenings.

Kitchen Diner

14' 4" max x 10' 6" max (4.37m max x 3.20m max)

This light-filled space is perfect for family meals or hosting guests, with a seamless flow that enhances everyday living. With storage from the wall, drawer and base units and space for table and chairs.

Landing

Staircase rising to the first floor.

Bedroom 1

10' 7" max x 9' 8" max (3.23m max x 2.95m max)

Double bedroom with double glazed window and central heating radiator.

Bedroom 2

10' max x 9' 4" max (3.05m max x 2.84m max)

The second bedroom is another good sized double with double glazed window and central heating radiator.

Bedroom 3

5' 8" max x 5' 3" max (1.73m max x 1.60m max)

Versatile room that is currently being used as a home office.

Bathroom

5' 8" max x 5' 3" max (1.73m max x 1.60m max)

Modern bathroom with bath, low flush WC and wash hand basin, frosted glazed window.

External

Outside you'll find mature, well-maintained gardens, offering privacy and a serene retreat for relaxation or entertaining.



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Hawthorn Grove, Rodley Leeds

- Immaculately presented 3 bedroom semi-detached
- Modern exterior, new gutters, flashings & fascias
- Spacious dining kitchen
- Convenient Location
- Move-in ready

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115362 - 0003

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