









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 semidetached home is in excellent condition, having been thoughtfully updated to provide modern and lowmaintenance 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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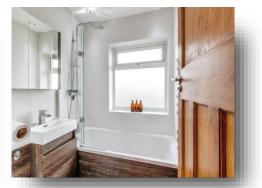
Hawthorn Grove, Rodley Leeds

- 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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115362



Property Ref: PDY115362 - 0003 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 quidance 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.





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