



**Green Hill Road, LEEDS LS13 4AJ**



**welcome to**

**Green Hill Road, LEEDS**

GUIDE PRICE £200,000 - £210,000

A GREAT SIZED semi detached residence, boasting READY TO MOVE INTO ACCOMMODATION along with ENLCOSED GARDEN and OFF ROAD



## Property Information

This semi-detached property on Green Hill Road offers the perfect blend of modern comfort and classic appeal. Boasting three bedrooms, it provides ample space for a growing family or those seeking a bit of extra room. The home features a modern bathroom. A welcoming lounge showcases a feature gas fireplace, creating a cozy atmosphere ideal for relaxing evenings. Outside, a generous rear garden offers the perfect retreat for outdoor gatherings or quiet moments in the fresh air. The property also benefits from a driveway and garage, adding practicality and secure parking. With its desirable location and thoughtful features, this home is a wonderful opportunity for comfortable living.

### Entrance Hall

A warm and inviting entrance featuring a radiator and a double-glazed front window.

### Lounge

20' max x 10' 9" max ( 6.10m max x 3.28m max )

A bright and airy space with a double-glazed front window and a sliding door to the rear, allowing for seamless indoor-outdoor living. Cozy carpeted flooring complements the warmth of the feature gas fireplace, while a radiator ensures year-round comfort.

### Kitchen

13' 1" max x 8' 2" max ( 3.99m max x 2.49m max )

A practical and well-equipped space featuring plumbing for both a washing machine and dryer. Natural light flows in through double-glazed windows to the side and rear, while a durable lino floor ensures easy maintenance. A PVC door to the side adds convenience, and a radiator keeps the space cozy. The gas cooker provides efficiency for everyday cooking needs, while ample wall and base units offer generous storage for kitchen essentials.

### Bedroom One

10' 8" max x 9' 7" max ( 3.25m max x 2.92m max )

A spacious double bedroom featuring fitted wardrobes for ample storage. A double-glazed

window to the rear fills the room with natural light, while a radiator ensures cozy comfort throughout the year.

### Bedroom Two

18' max x 10' 9" max ( 5.49m max x 3.28m max )

A comfortable and well-lit space featuring a double-glazed window to the front, allowing natural light to brighten the room. Cozy carpeted flooring enhances warmth, complemented by a radiator for year-round comfort.

### Bedroom Three

8' 6" max x 7' max ( 2.59m max x 2.13m max )

A cozy single bedroom with carpeted flooring for added comfort. A double-glazed window to the rear invites natural light, while a radiator ensures warmth and relaxation throughout the seasons.

### Bathroom

6' 1" max x 5' 3" max ( 1.85m max x 1.60m max )

A modern space with fully tiled flooring and walls, creating a clean finish. The walk-in shower is illuminated by elegant spotlights, while the frosted double-glazed window to the side offers privacy and natural light. A heated towel rail adds warmth and convenience, complemented by a low-flush WC for efficiency.

### Rear Garden

A tiered gravelled garden offering a low-maintenance outdoor space. Complete with a shed for practical storage and a greenhouse for gardening enthusiasts, it's perfect for relaxation or cultivation.

### Parking

A spacious driveway providing off-road parking for up to three cars, ensuring convenience and ease of access.

### Garage

A spacious garage equipped with power, offering convenient lighting and electronic garage doors.



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## Green Hill Road, LEEDS

- GUIDE PRICE £200,000 - £210,000
- Driveway & garage with electronic doors
- Rear garden
- 3 bedrooms
- Modern bathroom

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

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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