



Houghley Close, LEEDS LS13 2DS

welcome to

Houghley Close, LEEDS

GUIDE PRICE £260000 - £270000

This home features three bedrooms, spacious living areas, a sleek modernised kitchen, a large rear garden, and a private driveway—perfect for comfortable family living in a prime spot.



Property Information

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Nestled on the quiet and safe Houghley Close, this delightful property offers a harmonious blend of comfort and functionality. Boasting three generously sized bedrooms and spacious living areas, the home is perfect for both relaxing and entertaining. The modernised kitchen is thoughtfully designed with contemporary fittings, ideal for culinary adventures. Outside, the large rear garden provides a serene outdoor retreat with ample space to dine, entertain and enjoy nature, while the front multi-car driveway ensures convenient off-street parking. This residence ticks all the right boxes for family living in a desirable location.

Entrance Hall

The entrance hall features a radiator and a frosted double-glazed window to the side.

Lounge Diner

23' 7" max x 13' 8" max (7.19m max x 4.17m max)

The lounge diner features new flooring, three radiators, and a front-facing double-glazed bay window dressed with newly installed Venetian blinds that add both style and privacy. Double doors to the rear open onto a spacious newly installed deck, perfect for seamless indoor-outdoor living.

Kitchen

9' 9" max x 7' max (2.97m max x 2.13m max)

The kitchen is modernised and well-equipped with a gas hob and electric extractor fan, plumbing for a washing machine, a double-glazed window to the rear, and a PVC door to the side. It offers ample cupboard space and features a boiler that was installed just three years ago.

Landing

Bedroom One

13' 8" max x 10' 6" max (4.17m max x 3.20m max)

Bedroom One benefits from a front-facing double-glazed window with newly installed Venetian blinds that add both style and privacy. The room also features cozy carpet flooring and fitted wardrobes, creating a comfortable and functional space.

Bedroom Two

10' 1" max x 9' 1" max (3.07m max x 2.77m max)

Bedroom Two offers double fitted wardrobes, a built-in desk, and a radiator. A double-glazed rear window provides far-reaching views, while cozy carpet flooring adds warmth. A pull-down ladder grants convenient access to the boarded loft space which provides ample storage space.

Bedroom Three

8' 11" max x 8' 11" max (2.72m max x 2.72m max)

Bedroom Three includes a radiator, a front-facing double-glazed window fitted with newly installed Venetian blinds that offer both style and privacy, along with soft carpet flooring for added comfort.

Bathroom

6' 5" max x 5' 4" max (1.96m max x 1.63m max)

The bathroom features a frosted double-glazed window to the rear, a bath, WC, wash basin, and a heated towel rail. Spotlights and an extractor fan enhance both lighting and ventilation.

Rear Garden

The rear garden boasts a spacious decking area and a large, landscaped layout, complete with a tranquil pond and dedicated space for growing vegetables. Fully enclosed with secure fencing, it offers privacy and plenty of charm.

Parking

Parking is provided via a front multi-car driveway, offering convenient, spacious off-street space.

Agents Note

While the views from the property are a delightful feature, they lie beyond its official boundary and are not part of the ownership.



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- GUIDE PRICE £260000 - £270000
- 3 bedrooms
- Multi-car driveway
- Large rear garden with far reaching views
- Spacious living areas

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115326 - 0005

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