







# welcome to

# **Hough End Avenue, Leeds**

This well-appointed home offers three bedrooms, a modern bathroom, an extended kitchen, a versatile loft room, and off-street parking via the private driveway.













## **Property Information**

Nestled on Hough End Avenue, this inviting home offers spacious living with three well-proportioned bedrooms and a stylish modern bathroom. The heart of the property is an extended kitchen, thoughtfully designed for both everyday use and entertaining. A versatile loft room adds extra flexibility—perfect as a home office, creative space, or additional bedroom. Outside, the property benefits from a private driveway and a rear garden, providing convenient off-street parking and a peaceful outdoor retreat. This home blends comfort, practicality, and potential—all ready to be enjoyed.

#### **Entrance Hall**

A carpeted entrance hall with stairs leading to the first floor.

## Lounge

25' 5" max x 12' max ( 7.75m max x 3.66m max )
The lounge features a carpeted floor, double glazed front window, two radiators, and electric fire.

## **Dining Room**

10' 4" max x 6' 9" max ( 3.15m max x 2.06m max ) The dining room offers tile effect flooring, a built-in storage cupboard, and direct access to the kitchen.

#### **Kitchen**

14' 4" max x 8' 6" max ( 4.37m max x 2.59m max ) The kitchen boasts tile effect flooring, an integrated gas hob, an integrated double electric oven, a dishwasher, a stainless steel sink, wall and base units, two double glazed rear windows, and a pvc door leading to the garden.

## Landing

The landing is carpeted, with stairs leading down to the ground floor.

#### **Bedroom One**

11' 4" max x 9' 1" max ( 3.45m max x 2.77m max ) Bedroom One includes a carpeted floor, front-facing double glazed window, radiator, and a fitted wardrobe.

#### **Bedroom Two**

11' 1" max x 9' max ( 3.38m max x 2.74m max ) Bedroom Two features a carpeted floor, rear-facing double glazed window, and a radiator.

#### **Bedroom Three**

8' 4" max x 6' max ( 2.54m max x 1.83m max ) Bedroom Three includes a front-facing double glazed window, radiator, and a convenient storage cupboard.

#### **Bathroom**

5' 9" max x 6' 1" max ( 1.75m max x 1.85m max )
The bathroom includes tile effect flooring, a rearfacing double glazed window, bath with shower over, WC, wash basin with unit, large wall mounted corner cupboard, mirror with shelving above the wash basin and heated towel rail.

#### **Loft Room**

15' 3" max x 10' 9" max ( 4.65m max x 3.28m max ) The loft room features a carpeted floor, radiator, Velux window, and eaves storage for added convenience.

#### Rear Garden

The beautifully landscaped rear garden features a brand new fence to the left and the rear, a patio area ideal for outdoor dining, and a well-maintained lawn.

## **Parking**

The property benefits from a private dropped curb, driveway with space for up to two cars offering convenient off-street parking.





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## **Hough End Avenue, Leeds**

- 3 bedrooms
- 25ft 5 Lounge
- Extended kitchen
- Loft Room
- Spacious driveway

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

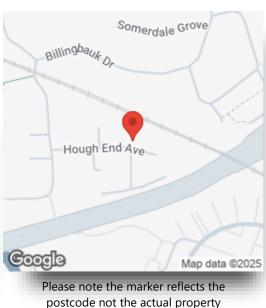
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£200,000









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