



Hough End Avenue, Leeds LS13 4HE

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 rear-facing 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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welcome to

Hough End Avenue, Leeds

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

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115817 - 0004

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