



Heights Way, Leeds LS12 3SN

welcome to

Heights Way, Leeds

This well-presented semi-detached home on Heights Way offers three bedrooms, a modern kitchen, bright conservatory, and a private rear garden—perfect for families or first-time buyers. Viewing is highly recommended!



Property Information

Situated on Heights Way, this semi-detached property offers three well-proportioned bedrooms, a modern kitchen, and a bright conservatory ideal for family living or entertaining. The rear garden features a mix of lawn and gravelled areas, a patio, and a seating space perfect for outdoor enjoyment. Please note, the property is of non-standard construction with a brick overlay—interested parties are advised to contact the branch for further information. Early viewing is highly recommended to fully appreciate the potential of this home.

Entrance Porch

The entrance porch features tiled flooring and a modern PVC door.

Entrance Hall

The entrance hall is fitted with laminate flooring and includes a radiator for added warmth.

Lounge

21' 3" max x 12' max (6.48m max x 3.66m max)
The lounge boasts new flooring, two radiators for optimal comfort, a double-glazed window to the front, and French doors leading into the conservatory.

Kitchen

21' 3" max x 10' 5" max (6.48m max x 3.17m max)
The kitchen includes a utility space and pantry, with a radiator and double-glazed windows to the side and rear. It features a gas hob, electric oven, extractor fan, and plumbing for both a washing machine and dishwasher.

Conservatory

12' max x 8' max (3.66m max x 2.44m max)
The conservatory features laminate flooring, a radiator, and a PVC door providing access to the side of the property.

Landing

The landing is finished with laminate flooring and offers built-in storage, along with housing the boiler.

Bedroom One

12' 1" max x 11' 3" max (3.68m max x 3.43m max)
Bedroom One is a good-sized double room with laminate flooring, a radiator, and a double-glazed window to the front.

Bedroom Two

11' max x 9' max (3.35m max x 2.74m max)
Bedroom Two is a double room with built-in storage, a radiator, and a double-glazed window overlooking the rear of the property.

Bedroom Three

11' 1" max x 9' max (3.38m max x 2.74m max)
Bedroom Three is a versatile space with a radiator and a double-glazed window, suitable for use as a single bedroom, home office, or nursery.

Bathroom

7' 7" max x 7' 6" max (2.31m max x 2.29m max)
The bathroom features tiled flooring and walls, a walk-in shower, low flush WC, heated towel rail, extractor fan, and spotlights. Frosted double-glazed windows to the side and rear provide privacy while allowing natural light.

Rear Garden

The rear garden has a lawned area, with fenced borders for privacy, a rear patio, and a dedicated seating area—perfect for outdoor relaxation and entertaining.

Parking

Parking is available on-street.

Agents Note

This property is of non-standard construction with a brick overlay. Please contact the branch for further information.

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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Heights Way, Leeds

- £170000 - £180000 GUIDE PRICE
- 3 bedrooms
- Modern kitchen
- Conservatory
- Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115252 - 0002

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