

property details **approval form**

80 Heights Drive, Leeds, West Yorkshire, England, LS12 3TF

Date: 26 November 2025

Property Ref and Version: PDY116360 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD

T 0113 257 2014 **E** Pudsey@williamhbrown.co.uk

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>> **price**

£180,000

Tenure: Freehold

>> **key features**

- > SEMI-DETACHED HOUSE
- > THREE BEDROOMS
- > OPEN-PLAN KITCHEN AND BREAKFAST BAR DINING AREA
- > TWO RECEPTION ROOMS INCLUDING CONSERVATORY
- > FRONT AND REAR GARDENS
- > OFF-STREET PARKING VIA DRIVEWAY
- > EPC Rating: D

>> **short description**

This attractive semi-detached home offers spacious and versatile living in a sought-after location. The property features a open-plan kitchen with breakfast bar, two reception rooms, including a bright conservatory. Outside, enjoy well-maintained front and rear gardens, ideal for outdoor living,

>> **long description**

The ground floor features an entrance hall providing access to a spacious open-plan kitchen and breakfast bar dining area, a comfortable lounge, and a bright conservatory. A staircase leads to the first floor, which offers three well-proportioned bedrooms and a modern shower room.

>> **directions**

>> **Agent Note**

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>> room description

Ground Floor

Kitchen With Breakfast Bar

A spacious and modern area designed for family living and entertaining. The kitchen is fitted with fully integrated wall and base units, complemented by high-quality appliances and a stylish breakfast bar for casual dining. The open layout seamlessly connects to the dining space, creating a bright and welcoming environment.

Lounge

A welcoming space featuring a charming feature fireplace, carpeted flooring throughout, and a central heating radiator. A large window allows plenty of natural light, creating a bright and comfortable atmosphere.

Conservatory

A bright and airy space featuring French-style patio doors opening onto the rear garden, complemented by tiled flooring throughout. Perfect for relaxing or enjoying views of the garden year-round.

First Floor

Bedroom One

Carpeted throughout, window, central heating radiator.

Bedroom Two

Carpeted throughout, window, central heating radiator.

Bedroom Three

Carpeted throughout, window, central heating radiator.

Shower Room

A modern space incorporating a walk-in shower, wash basin set within an integrated storage unit, W/C, and a window providing natural light.

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>> **room description**

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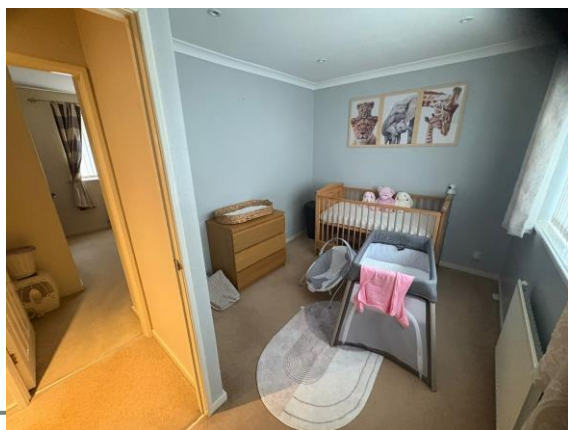
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>> **property images**



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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Jessica Hallas		
Gina Brookes New Home Solutions		