



Hill End Crescent, Leeds, LS12 3PW

£258,995

PRICED TO SELL NOW!!!! Modern town house with 2 reception rooms, 3 double bedrooms. Modern kitchen plus contemporary bathroom, en suite & WC. Ready to move in. **MUST BE VIEWED!!!**



53 Hill End Crescent, Leeds, LS12 3PW

We are delighted to offer for sale this modern town house located in a popular area with access to amenities, transport links and Leeds City centre.

The property is well maintained and offers well thought out accommodation over 3 floors. As you would expect the property benefits from gas central heating with boiler serviced in April 2024 and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, electric fire and surround to lounge, wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, dining kitchen, further reception room plus WC. Off the first floor landing is a lounge and double bedroom. The top floor hosts 2 further double bedrooms, the master with en suite plus a family bathroom.

The property benefits from well presented gardens to the front and rear plus driveway parking for 2 cars.

Tenure - Freehold
Estate Management Fee - £216 pa.
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring. Access to store.

Dining Kitchen 14'6" x 9'1" (4.43m x 2.77m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, induction hob, hood, fridge freezer and dishwasher and laminate flooring. French doors leading to rear garden.

Further Reception Room 16'0" x 7'7" (4.89m x 2.32m)

With recessed spot lights plus carpets and blinds.

WC 5'11" x 2'7" (1.81m x 0.79m)

Having contemporary white sanitary ware, tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets.

Lounge 14'6" x 11'9" (4.43m x 3.59m)

With electric fire and surround plus carpets.

Bedroom 3 13'8" x 7'9" (4.18m x 2.38m)

A double bedroom with fitted carpets.

SECOND FLOOR

Landing 2

With fitted carpets.

Bedroom 1 14'7"(max) x 8'7"(max) (4.45m(max) x 2.63m(max))

With wardrobes, carpets and blinds.

En Suite 5'7" x 5'4" (1.71m x 1.63m)

Having contemporary white sanitary ware with tiling, vanity and vinyl flooring.

Bedroom 2 10'11"(max) x 10'11"(max) (3.34m(max) x 3.34m(max))

A further double bedroom with carpets and blinds.

Bathroom 6'11" x 5'7" (2.12m x 1.71m)

Having contemporary white sanitary ware with tiling, vanity unit and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens to the front and rear plus driveway parking for 2 cars.





