

HUNTERS®

HERE TO GET *you* THERE



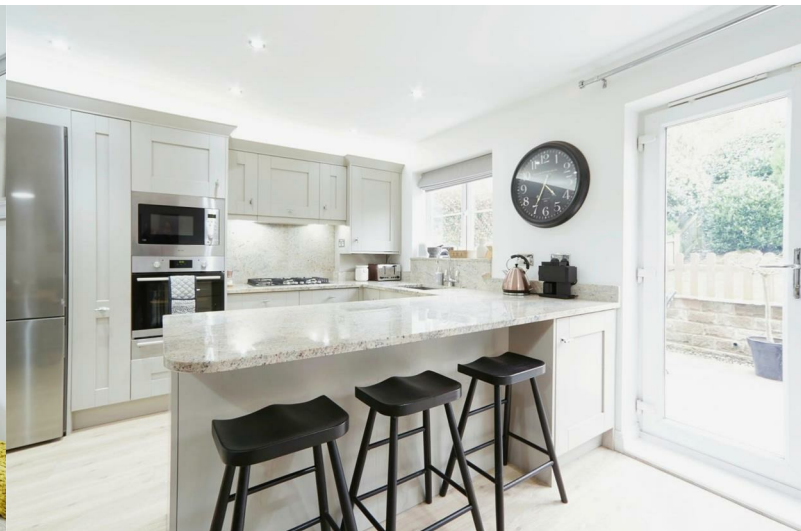
Billington Close

Leeds, LS13 1GD

£375,000



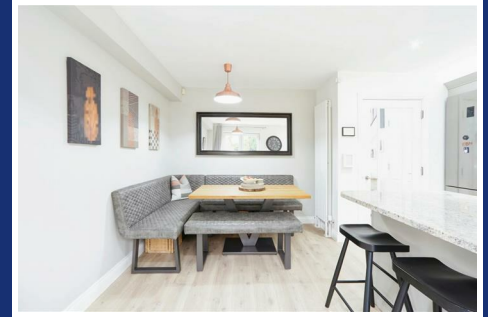
Council Tax: D



5 Billington Close

Leeds, LS13 1GD

£375,000



- Immaculate modern terraced house
- 4 bedrooms, 2 with en-suite bathrooms
- Spacious L-shaped reception room with Juliet balcony
- Modern kitchen with island and dining space
- Landscaped rear garden with sun patio
- Drive parking
- Peaceful location near green spaces
- Footpath access to Horsforth shops/cafes
- Towpath access to Kirkstall station

Immaculate modern terraced property with 4 bedrooms, modern kitchen/diner, landscaped garden, and garage/parking in a peaceful location with easy access to transport links and green spaces. On the verge of Horsforth shops and amenities.

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This immaculate FAMILY SIZED modern terraced property with 4 bedrooms is now available for sale, making it an ideal choice for families and couples alike. The house boasts FOUR bedrooms, the main bedroom with an en-suite bathroom, a double guest bedroom with its own en-suite, a spacious single bedroom or home office and another double bedroom.

The property features a spacious, L-shaped family-sized reception room with a Juliet balcony, perfect for relaxing or entertaining guests. The modern kitchen/diner comes with a kitchen island, dining space, granite worktops, an excellent range of units along with provisions for both integrated dishwasher and washing machine. Additionally, it is equipped with an integrated oven, integrated combination microwave, 5-ring gas hob and warming draw. The kitchen has double doors leading out to the landscaped rear garden. On the ground Floor is a welcoming entrance hall with downstairs cloakroom and a valuable playroom/utility and a garage store room with light and power.

In addition to the bedrooms and reception rooms, this property offers 3 bathrooms, the house bathroom, includes a heated towel rail and shower over bath. The other two en-suite bathrooms have shower cubicles and are ready to be customised to your liking.

Other features of this property include drive parking leading to a garage for storage, a pretty landscaped rear garden with lawn and a tiered rockery style garden leading to a sun patio, perfect for alfresco. The property is situated in a peaceful location with easy access to public transport links, green spaces, walking routes, cycling routes, and canal walks. Due to the position of the house, the Horsforth shops and Kirkstall train station are easy to access by footpath and the canal towpath.

Tel: 0113 257 6198

KITCHEN/DINING AREA

15'6" x 13'10" (4.73m x 4.22m)

PLAYROOM

10'7" x 7'10" (3.24m x 2.39m)

GARAGE

6'3" x 7'10" (1.91m x 2.39m)

DOWNSTAIRS WC

LIVING ROOM

15'10" x 15'7" (4.85m x 4.75m)

BEDROOM ONE

14'6" x 11'9" (4.43m x 3.60m)

EN-SUITE

8'11" x 3'10" (2.74m x 1.18m)

BEDROOM TWO

11'1" x 10'4" (3.40m x 3.16m)

EN-SUITE

7'2" x 4'11" (2.20m x 1.51m)

BEDROOM THREE

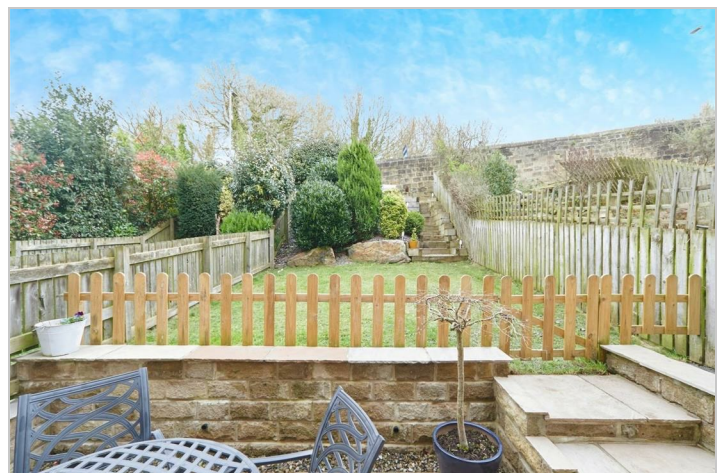
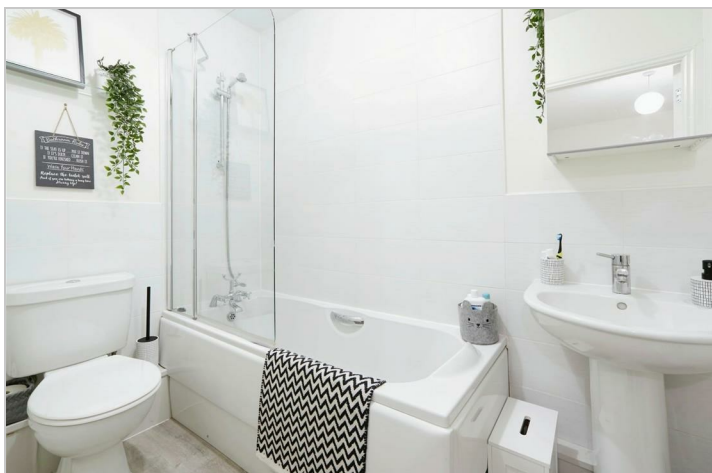
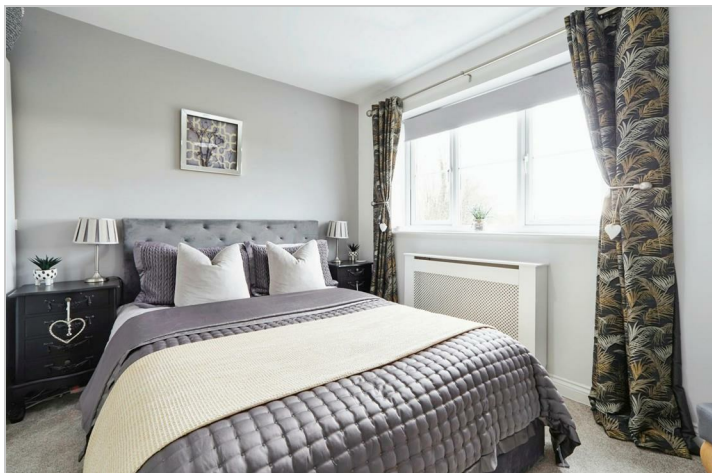
11'7" x 8'5" (3.54m x 2.57m)

BEDROOM FOUR

11'8" x 6'11" (3.57m x 2.13m)

BATHROOM

8'1" x 4'11" (2.47m x 1.51m)



Road Map



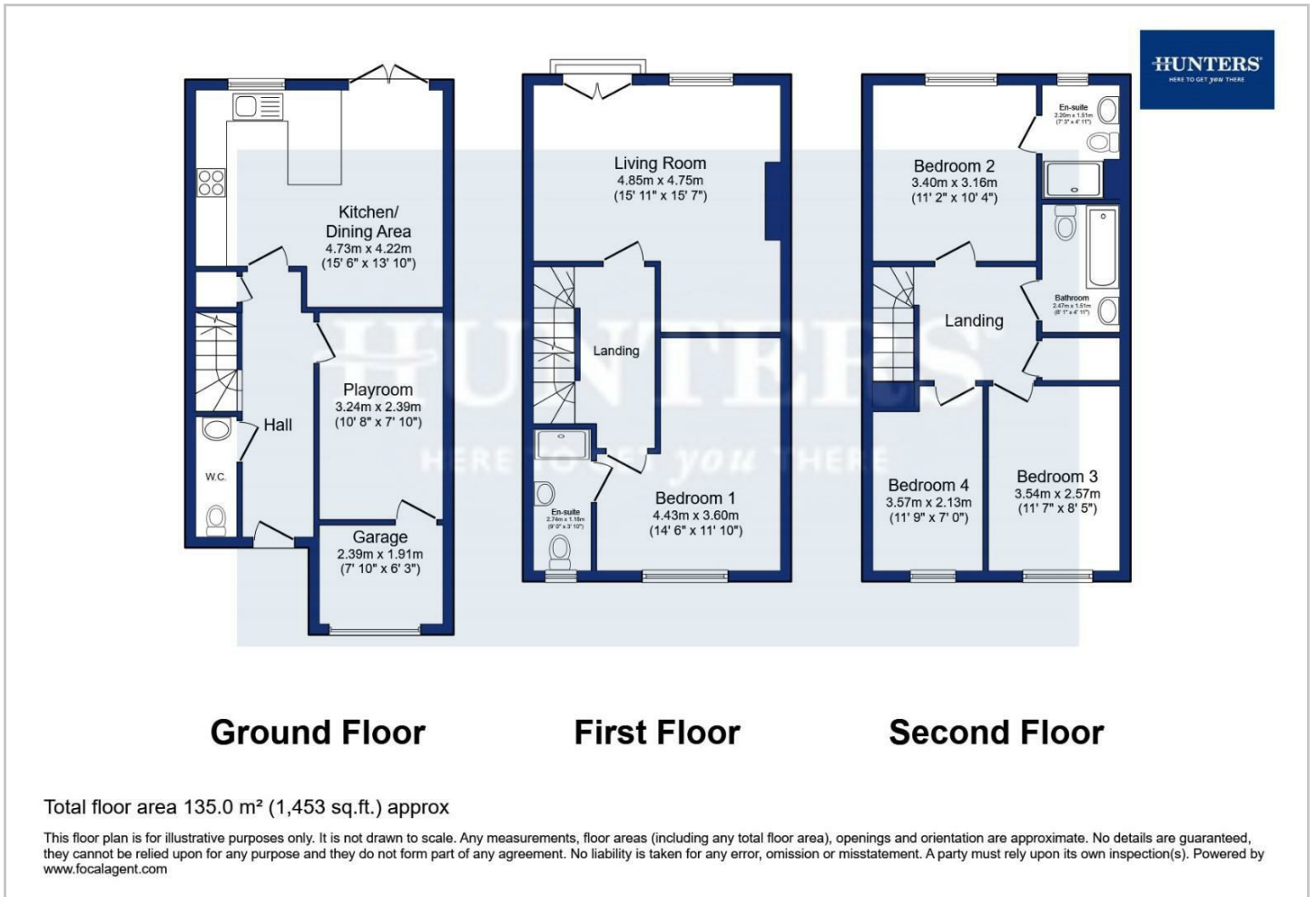
Hybrid Map



Terrain Map



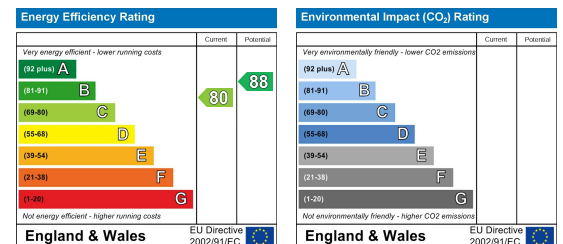
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.