

HUNTERS[®]

HERE TO GET *you* THERE



Hawthorne Grove

Rodley lane, Leeds, LS13 1NG

£368,500



Council Tax: D



St Jonsville Hawthorne Grove

Rodley lane, Leeds, LS13 1NG

£368,500



- Detached property with unique design
- Four bedrooms including en-suite option
- Ground floor bedroom with ensuite
- Two well-appointed bathrooms
- Two reception rooms for relaxation
- Wrap-around garden with long-distance views
- Two drives and single garage
- Long distance views
- No Chain is involved

Welcome to this beautiful detached property, currently listed for sale and in good condition, ready and waiting for its new owners. With a unique design full of character features, this property has been previously extended to include a ground BEDROOM option with an en-suite shower-room, making it an ideal space for families or couples.

The house boasts FOUR bedrooms: the first, on the ground floor is a generous double with a private en-suite, the second and third are spacious doubles with built-in wardrobes, and the fourth is an accommodating single room, perfect for use as a home office. Two well-appointed BATHROOMS serve the property, one a house bathroom with a separate shower cubicle, and the other an ensuite to the first bedroom.

The heart of the home is the KITCHEN, featuring ample storage units and equipped with an oven/hob and fridge/freezer. Two exquisite reception rooms provide plenty of space for relaxation and entertainment, one with a side bay window and ceiling coving, and the second offering a cosy fireplace, a view of the garden, a front bay window, and a living flame gas fire.

Not to be outdone, the exterior of the property is just as impressive as the interior. A wrap-around garden, two separate drives, a single GARAGE, and off-road parking sit on a generous sized plot, while the house also provides long-distance views. The property's location is a real selling point, with excellent public transport links, local amenities, green spaces, walking routes, and cycling routes just a stone's throw away.

This property truly is a gem, waiting to be discovered by the next owner.

Detached property with unique design, extended ground bedroom option, four spacious bedrooms, practical kitchen, two exquisite reception rooms, wrap-around garden with two drives, a single garage in an excellent location with amenities and the Rodley canal nearby.

ENTRANCE HALL

LIVING ROOM

13'8" x 13'4" (4.19 x 4.07)

DINING ROOM

16'4" x 10'11" (4.98 x 3.35)

DOWNSTAIRS BEDROOM

12'7" x 9'3" (3.84 x 2.83)

EN-SUITE SHOWER-ROOM

9'1" x 6'2" (2.77 x 1.88)

BEDROOM TWO

13'8" x 13'7" (4.18 x 4.15)

BEDROOM THREE

14'7" x 10'11" (4.45 x 3.34)

BEDROOM FOUR

7'11" x 7'1" (2.42 x 2.18)

HOUSE BATHROOM

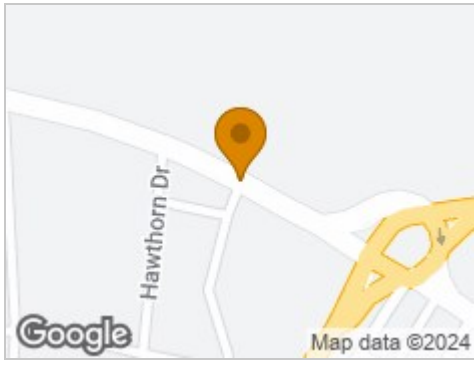
9'10" x 5'10" (3.00 x 1.78)

REAR PORCH

GARAGE



Road Map



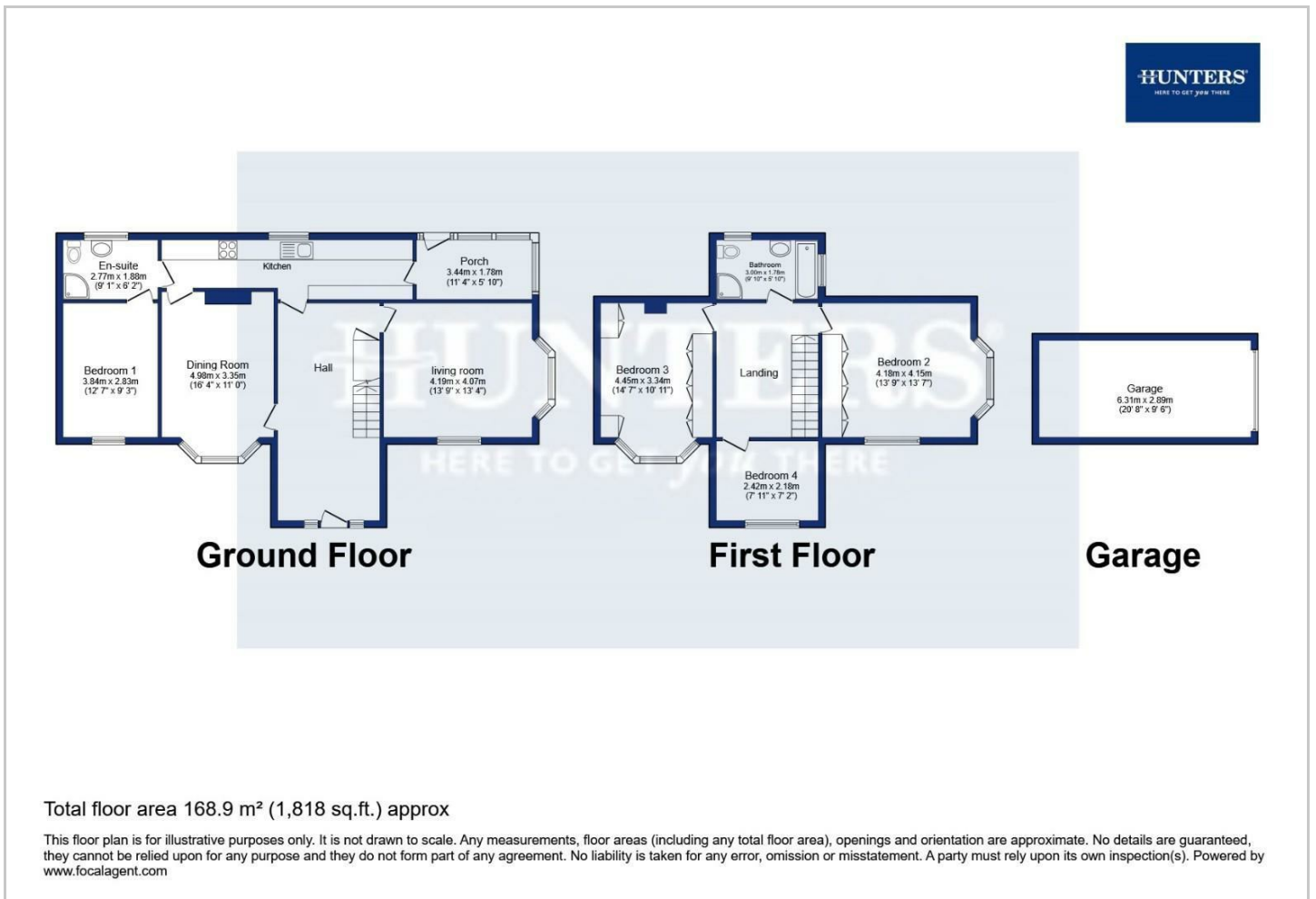
Hybrid Map



Terrain Map



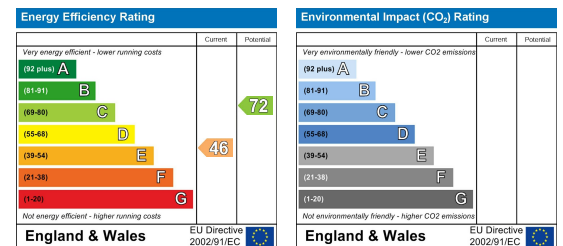
Floor Plan



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.