

HUNTERS®

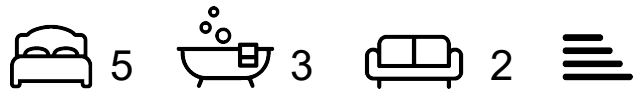
HERE TO GET *you* THERE



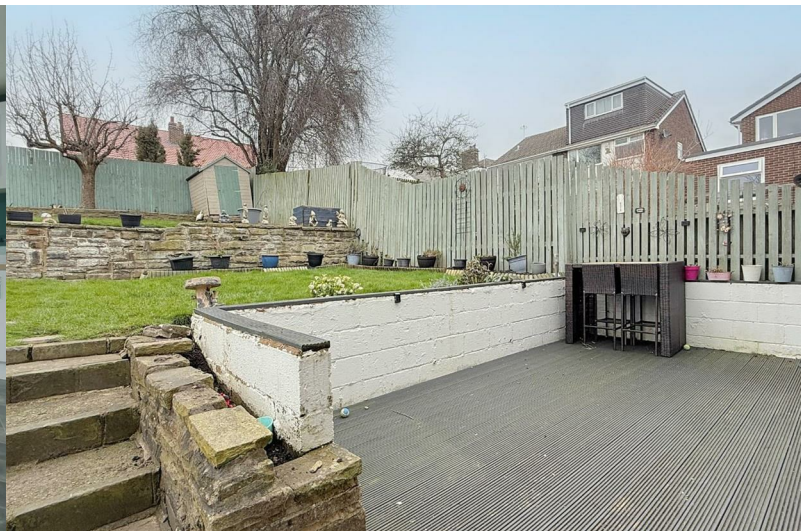
Hill End Close

Upper Armley, LS12 3PP

Offers In The Region Of £380,000



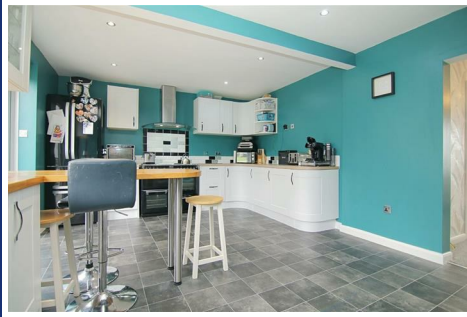
Council Tax: D



7 Hill End Close

Upper Armley, LS12 3PP

Offers In The Region Of £380,000



- Family sized semi- detached
- Sought-after cu-de-sac location
- Five generous sized bedrooms
- Three modern bathrooms
- Bright, spacious kitchen/diner
- South/west-facing garden
- Two cosy reception rooms
- Utility room included
- Parking for three cars
- Excellent public transport links

We are delighted to present this family sized semi-detached house for sale, in good condition and located in a sought-after urban area. The location is perfect for families, with excellent public transport links, nearby schools, and local amenities. For those who love the outdoors, you'll appreciate the nearby parks, walking and cycling routes.

The property features FIVE well-sized bedrooms, four of which are doubles and the fifth a single that could be the perfect home office. There are THREE bathrooms, one stylish suite with a separate shower and vanity sink/toilet, an ensuite shower room also complete with a vanity sink, and a downstairs shower room for added convenience.

The heart of the house is the bright and spacious KITCHEN/DINER, filled with natural light and a welcoming dining space. Ample storage units and a breakfast area make the kitchen ideal for family gatherings. Double doors open to the south-facing garden, perfect for those summer barbecues.

The property also boasts TWO reception rooms. The first is cosy, with a large window offering a view to the front of the house, while the second reception room is separate, providing a quiet retreat for moments of relaxation or as a tv snug room.

As an added bonus, the house comes with a sperate UTILITY ROOM, providing space for a washer and dryer, and parking at the front for three cars. The excellent family garden is well-presented and easy to maintain.

This property offers flexible family accommodation and is ideal for families looking for a welcoming, warm space to call home and is well placed to access the commuting links to Leeds and the motorway network.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

14'2" x 11'5" (4.32 x 3.50)

DINING ROOM

14'9" x 12'0" (4.50 x 3.66)

KITCHEN/DINER

17'11" x 12'5" (5.48 x 3.80)

UTILITY ROOM

9'0" x 8'6" (2.75 x 2.60)

DOWNSTAIRS SHOWER-ROOM

9'0" x 2'11" (2.75 x 0.90)

BEDROOM ONE

14'0" x 11'3" (4.29 x 3.45)

BEDROOM TWO

12'7" x 10'3" (3.84 x 3.13)

BEDROOM THREE

14'0" x 8'7" (4.29 x 2.62)

BEDROOM FOUR

11'11" x 10'0" (3.64 x 3.07)

BEDROOM FIVE

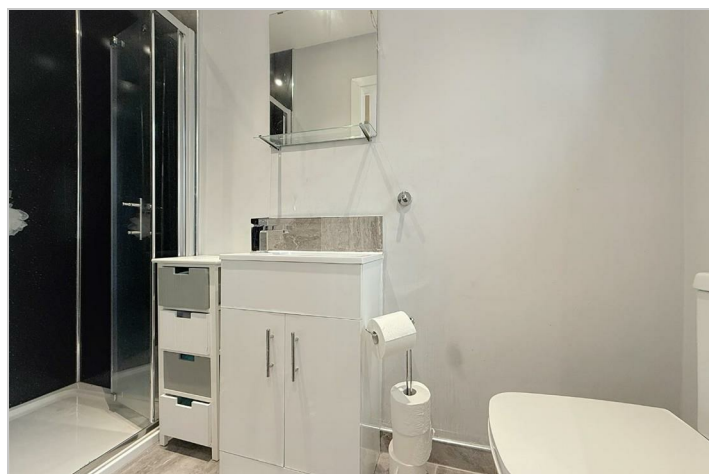
7'8" x 7'5" (2.35 x 2.28)

BATHROOM

6'6", 19'3"6" x 2'10" (2,59 x 0.88)

EN-SUITE

8'5" x 2'9" (2.59 x 0.86)



A map snippet from Google Maps showing a road intersection. Hill End Rd runs diagonally from the top left towards the bottom right. Hill Top Rd runs diagonally from the top right towards the bottom left, intersecting Hill End Rd. A red pin is placed at the intersection point. The map shows some surrounding roads and a green area at the bottom right. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

A satellite map of a residential area. A yellow location pin is placed in the center of the map. The map shows a network of streets, green spaces, and buildings. Labels 'A647' and 'Purser' are visible on the map.

A map snippet from Google Maps showing a location marked with an orange pin. The map includes labels for 'GAMBLE HILL', 'FARNLEY', 'A647', and 'Tong Rd'. The Google logo and 'Map data ©2025' are visible at the bottom.

The image displays two floor plans for a property. The **Ground Floor** on the left includes a Living Room (3.50 x 4.32m / 11'6" x 14'2"), a Dining Room (3.66 x 4.50m / 12'0" x 14'9"), a Dining Kitchen (5.48 x 3.80m / 18'0" x 12'6"), a Utility room (2.60 x 2.75m / 8'6" x 9'0"), and a Shower Room (1.90 x 2.75m / 6'2" x 9'0"). It also features a central staircase and two closets labeled 'C'. The **First Floor** on the right contains four bedrooms: one at the front (3.45 x 4.29m / 11'4" x 14'1"), one at the top left (1.89 x 2.35m / 6'2" x 7'9"), one at the top right (3.64 x 3.07m / 11'11" x 10'1"), and one at the bottom right (2.62 x 4.96m / 8'7" x 16'3"). It also includes a Bathroom (2.28 x 2.92m / 7'6" x 9'7"), an Ensuite (1.80 x 1.55m / 5'9" x 5'1"), and a central staircase.

Ground Floor

First Floor

Total Area: 141.8 m² ... 1527 ft²

All measurements are approximate and for display purposes only

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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.