

# HUNTERS®

HERE TO GET *you* THERE



## Hill End Close

Upper Armley, LS12 3PP

£368,500



Council Tax: D



# 7 Hill End Close

Upper Armley, LS12 3PP

£368,500



- Family sized semi-detached
- Sought-after cul-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 separate **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.

## 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

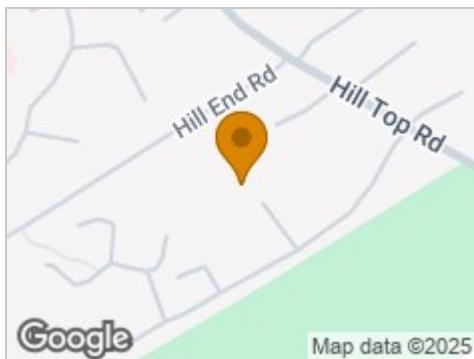
6'6", 193'6" x 2'10" (2.59 x 0.88)

### EN-SUITE

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



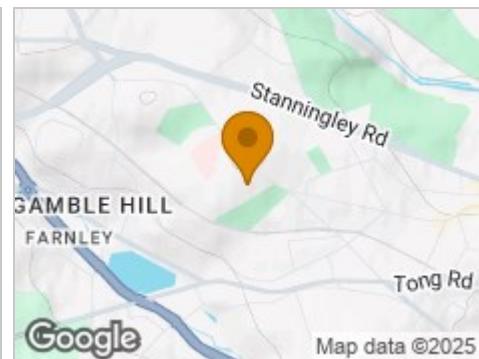
## Road Map



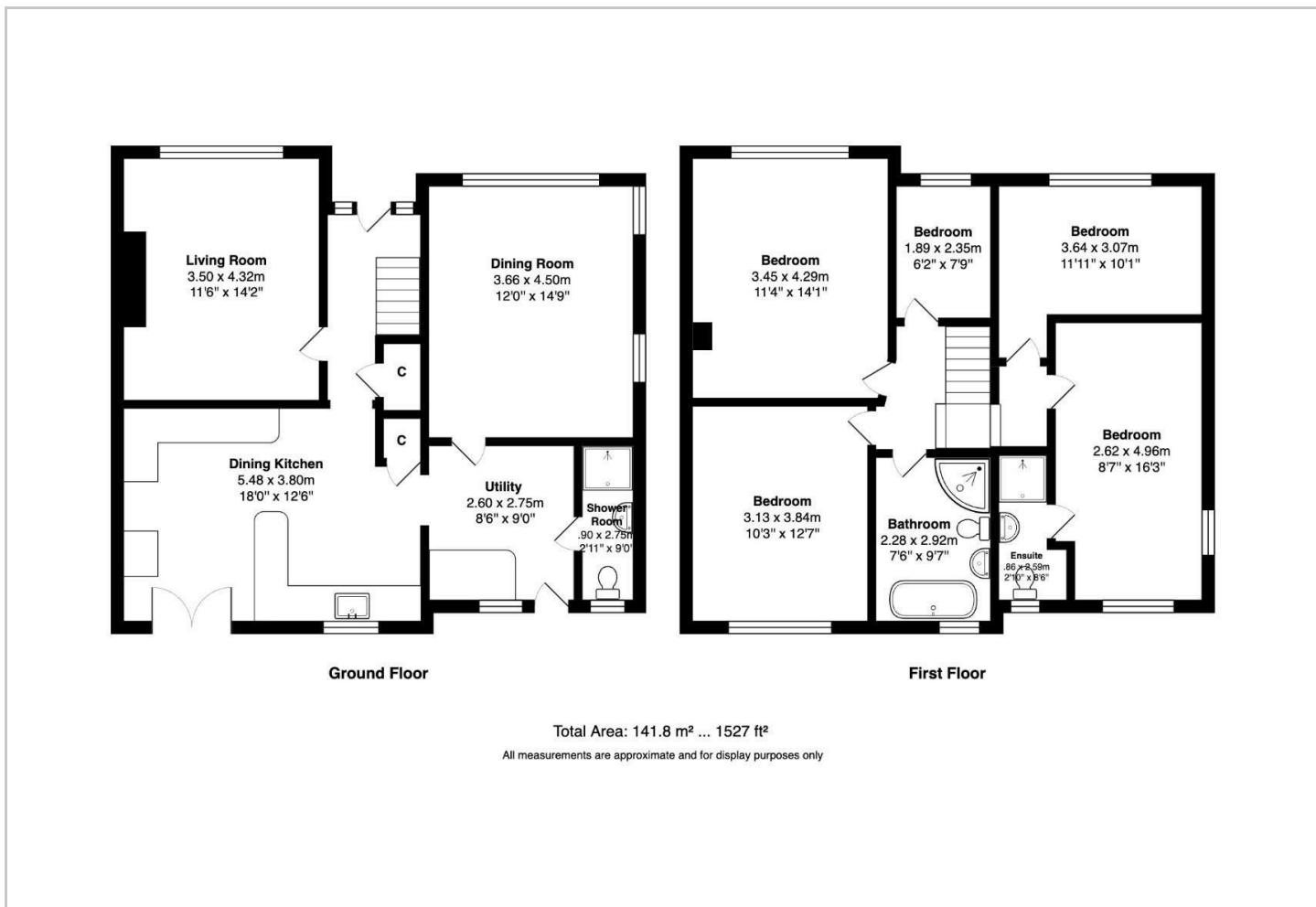
## Hybrid Map



## Terrain Map



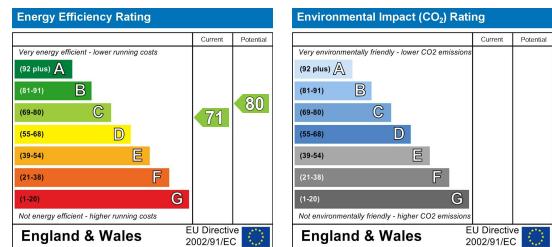
## Floor Plan



## 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.