

# HUNTERS®

HERE TO GET *you* THERE



## Blue Hill Crescent

Wortley, Leeds, LS12 4PA

£169,990



Council Tax: B



# 95 Blue Hill Crescent

Wortley, Leeds, LS12 4PA

£169,990



- End townhouse tucked away in a peaceful cul-de-sac
- Bright open-plan living area filled with natural light
- Plenty of scope to personalise
- Stylish kitchen with sleek handleless high-gloss units
- Three bedrooms with plush charcoal-grey carpets; both doubles benefit from fitted storage
- Modern family bathroom with bath, over-shower and fresh white tiled suite
- Garage housing space for white goods
- Driveway for off-street parking
- Boarded loft with pull-down ladder providing additional usable space
- Private and secure garden space

Tucked away at the end of a quiet cul-de-sac, this beautifully presented three-bedroom townhouse offers the perfect balance of style, comfort and practicality. With its bright open-plan living spaces, elegant kitchen, and well-designed bedrooms, it's a home ready to enjoy from day one.

Step inside to a welcoming open-plan layout that effortlessly combines lounge, dining and kitchen areas. The living space is bathed in natural light, creating an inviting atmosphere with plenty of scope to add your own personality and style. The kitchen is a real showpiece, designed with sleek handleless high-gloss units topped with luxurious stone worktops. Integrated appliances include a dishwasher, oven and built-in Samsung fridge, while a chic peninsula doubles as a casual dining spot or breakfast bar. A handy understairs pantry offers additional storage, and a side door provides direct access to the garden and garage—perfect for modern family living.

Upstairs, three thoughtfully designed bedrooms continue the sense of calm. All are finished in neutral tones with plush charcoal-grey carpets, offering blank canvases for your personal touch. Both double bedrooms also feature built-in storage solutions, ensuring a clutter-free environment. The bathroom has been finished with families in mind, boasting a bath with over-shower and a fresh white tiled suite—practical yet stylish, and perfect for busy mornings or a relaxing evening soak.

A boarded loft with pull-down ladder adds flexible extra space, while smart electric heaters bring energy efficiency and modern convenience. To the rear, a delightful garden provides a private retreat, ideal for entertaining or unwinding, complete with a generous garage/shed. At the front, the driveway and provides ample off-road parking, with the garage also benefitting from space and connections for laundry white goods, effectively doubling as a utility area.

With a Council tax band 'B', this end terrace home is a fantastic buy in a well-connected area. Whether you're a first-time buyer looking for a move-in ready property, or an investor seeking a smart addition to your portfolio, this house ticks every box.

Location - Wortley, Leeds, offers the perfect blend of urban convenience and community charm, just one mile from the city centre with excellent transport links and easy motorway access. From modern flats in New Wortley to classic Victorian terraces in Upper Wortley and spacious family homes in Lower Wortley, there's a home to suit every lifestyle. Residents enjoy generous green spaces, including Wortley Recreation Ground, Cliffe Park, and Western Flatts Park, ideal for walks, sports, and family days out. The area boasts a variety of shops, supermarkets, gyms, pubs, and takeaways, all within a friendly, down-to-earth neighbourhood with a proud local history. Whether you're a first-time buyer, a growing family, or simply looking to stay close to Leeds without losing that neighbourhood feel, Wortley is the place to call home.

Tel: 0113 257 6198



## ENTRANCE HALL

## OPEN PLAN LIVING

20'10" x 11'10" (6.37 x 3.62m)

## LANDING

## BATHROOM

## BEDROOM ONE

8'7" x 10'7" (2.62 x 3.25m)

## BEDROOM TWO

9'1" x 9'4" (2.78 x 2.85m)

## BEDROOM THREE

6'7" x 5'7" (2.02 x 1.72m)

## GARAGE

## GARDEN & DRIVE



Road Map



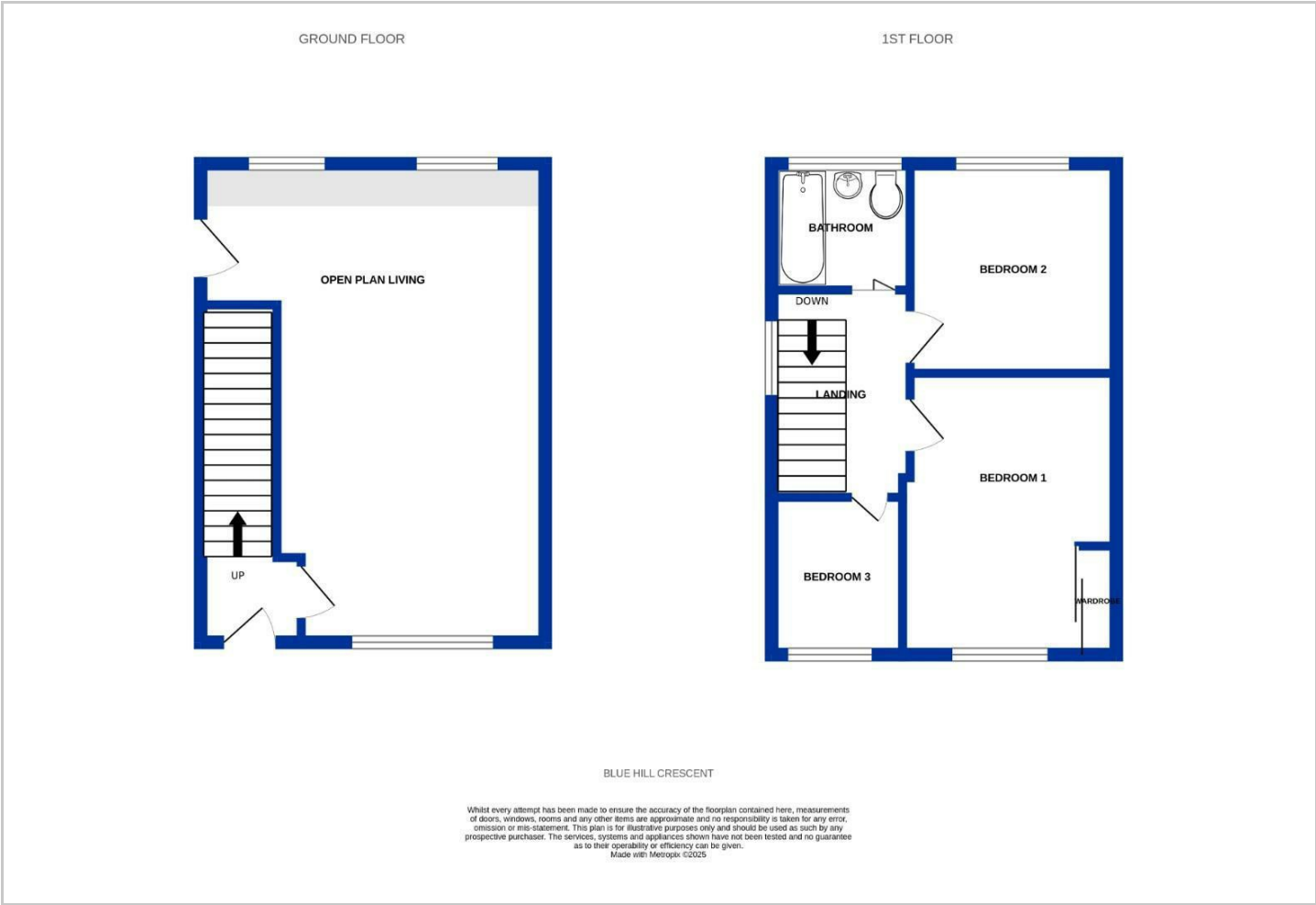
Hybrid Map



Terrain Map



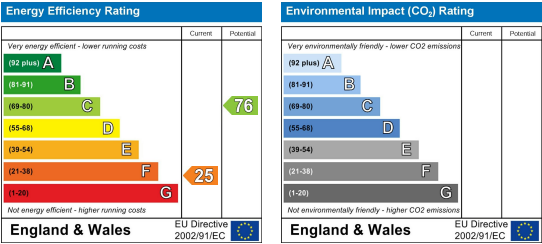
Floor Plan



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.