Hawkhill Gardens,Leeds LS15 7PX

william
h brown

welcome to

Hawkhill Gardens,Leeds

ARE YOU LOOKING FOR YOUR NEXT FAMILY HOME? This property is offering THREE GOOD-SIZED BEDROOMS and TWO reception rooms. Benefiting from front & rear gardens, a gated driveway and detached garage. Conveniently located close to local amenities, schools and transport links. COME AND TAKE A LOOK!

Hallway
A welcoming hallway with stairs leading to the first floor.

Lounge
A bright and airy room with an attractive fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Dining Room
A separate dining room, perfect for more formal dining and entertaining with an exposed brick fireplace and fully glazed patio doors opening to a covered decked seating area.

Kitchen
The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and complimenting tiled splashback. There is an integrated oven and spaces for further appliances. Additionally, a useful understairs cupboard provides extra storage space.

Bedroom One
A spacious double bedroom with fitted wardrobes.

Bedroom Two
A spacious double bedroom with fitted wardrobes.

Bedroom Three
A single bedroom with space for free standing furniture. This would be perfect as a nursery, guest bedroom or home office.

Bathroom
Comprising a bath with shower over and hand basin.

Wc
A separate wc.

Outside
The property has a lawned front garden with well-established hedge borders, providing a pleasant outlook and a degree of privacy. A gated driveway to the side offers convenient off-street parking and access to the rear of the property. To the rear, a covered decked seating area accessed directly from the dining room creates an ideal space for outdoor dining and entertaining. Beyond, the low-maintenance paved garden offers a practical and versatile outdoor space, perfect for relaxing and enjoying throughout the year.

Garage
A single detached garage, perfect for storage.

Agents Note
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

welcome to

Hawkhill Gardens, Leeds

- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- GATED DRIVEWAY & DETACHED GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£260,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112074

The Property Ombudsman

Property Ref:
CGT112074 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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