



Heights Way, Leeds LS12 3SS

william
h brown

welcome to

Heights Way, Leeds

A semi-detached home on Heights Way offering three bedrooms, a spacious lounge, and a large modern kitchen. With a front and rear garden and on-street parking, this property is ideal for families or first-time buyers. Early viewing advised!



Property Information

Situated on Heights Way, this well-presented semi-detached home offers spacious and modern living throughout. Boasting three bedrooms, a large living room perfect for family gatherings, and a generously sized contemporary kitchen, the property is ideal for both comfort and functionality. The front garden adds curb appeal with its lawned area and welcoming path, while on-street parking provides convenience. Viewing is highly advised to fully appreciate all that this lovely home has to offer.

Entrance Hall

Entrance hall with stairs leading to the first floor.

Lounge

18' 6" max x 11' 3" max (5.64m max x 3.43m max)

Lounge featuring a radiator, laminate flooring, double glazed window to the front, and sliding doors opening to the rear garden.

Kitchen

18' 3" max x 9' 8" max (5.56m max x 2.95m max)

Kitchen fitted with wall and base units, integrated oven and gas hob, sink with drainer, tiled flooring and splashback, spotlights, and understairs storage, with a door leading to the rear and double glazed windows to the front, side, and rear, including a charming porthole window.

Landing

Landing with stairs leading to the ground floor and a built-in storage cupboard.

Bedroom One

12' 6" max x 11' 1" max (3.81m max x 3.38m max)

Bedroom One with carpeted flooring, a radiator, built-in storage cupboard, and a double glazed window to the front.

Bedroom Two

11' 2" max x 7' 3" max (3.40m max x 2.21m max)

Bedroom Two with laminate flooring, a radiator, and a double glazed window to the front

Bedroom Three

10' max x 6' 5" max (3.05m max x 1.96m max)

Bedroom Three with laminate flooring, a radiator, and a double glazed window overlooking the rear.

Bathroom

9' 5" max x 8' 7" max (2.87m max x 2.62m max)

L-shaped bathroom featuring a wash basin, WC, bath with shower over and glass shower screen, tiled walls and flooring, radiator, and a frosted double glazed window to the rear.

Front Garden

Front garden with a lawned area, path and steps leading to the front door, bordered by hedges and fencing.

Rear Garden

Parking

The property benefits from on-street parking.



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welcome to

Heights Way, Leeds

- 3 bedrooms
- Front and rear garden
- Large living room
- Large modern kitchen
- Viewing advised

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£140,000



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Property Ref:
PDY115940 - 0002



Please note the marker reflects the postcode not the actual property

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