



**Heights Way, Leeds LS12 3SS**



**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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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115940 - 0002

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