



**Hebden Walk, LEEDS LS14 2BQ**

**welcome to**

**Hebden Walk, LEEDS**

A end-terrace home offering three well-proportioned bedrooms, a bright lounge/diner, and a private rear garden. Ideal for families or first-time buyers, this property combines comfortable living spaces with a convenient layout in a sought-after location.



## **Ground Floor**

### **Lounge/Diner**

22' MAX x 10' 11" MAX ( 6.71m MAX x 3.33m MAX )

The lounge features a front-facing window that allows plenty of natural light into the space. A divider separates the living areas, creating a versatile layout. The section beyond the divider is currently used as a play area but offers flexibility for various purposes, such as a dedicated dining space or an additional seating area.

### **Kitchen**

10' 6" MAX x 9' 6" MAX ( 3.20m MAX x 2.90m MAX )

Kitchen with fully fitted wall and base units, window to the rear, door to the rear.

### **Guest W/C**

Guest W/C with washing hand basin, window to the front.

## **First Floor**

### **Bedroom One**

10' 1" MAX x 12' 10" MAX ( 3.07m MAX x 3.91m MAX )

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Two**

9' MAX x 9' 10" MAX ( 2.74m MAX x 3.00m MAX )

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Three**

10' 2" MAX x 8' 5" MAX ( 3.10m MAX x 2.57m MAX )

Carpeted throughout, window to the front, central heating radiator.

### **Bathroom**

Bathroom incorporating a three piece suite; bath tub, washing hand basin, W/C, window to the front, tiled walls throughout, central heating radiator.



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## Hebden Walk, LEEDS

- GUIDE PRICE £160,000-£170,000
- END-TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- GARDEN TO THE REAR

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

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111247 - 0003

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