



**Hindscarth Way, LEEDS LS9 0AX**

**welcome to**

**Hindscarth Way, LEEDS**

If you're READY TO MAKE A MOVE, then this BEAUTIFUL HOME could be yours! At a Guide Price of £220,000 - £230,000 this THREE BEDROOM SEMI DETACHED offers fantastic living accommodation and includes an ENCLOSED REAR GARDEN plus a DRIVEWAY for off street parking. Viewing is a MUST! Call us TODAY!



### **Entrance**

Having a composite entrance door to the front aspect, a gas central heating radiator, stairs to the first floor landing, and an opening to the dining kitchen.

### **W.C**

Having a wash hand basin, a low level flush w.c, and a double glazed window to the front.

### **Dining Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back, and a cooker hood unit over. Also includes the gas central heating boiler, a double glazed window to the front, and a double glazed window to the side.

### **Lounge**

With double glazed French doors leading out to the rear garden, a useful under stair storage cupboard, and a gas central heating radiator.

### **Bedroom One**

With two double glazed windows to the front aspect, a built in storage cupboard, and a gas central heating radiator.

### **Bedroom Two**

Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

Currently used as an office space and includes a gas central heating radiator, and a double glazed window to the rear.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes part tiling, a gas central heating radiator, and a double glazed window to the side aspect.

### **Exterior**

Externally the property includes a lawned buffer garden to the front and side with a pathway to the front door. To the rear is an enclosed garden space with a lawn, patio seating area, fenced boundaries and an access gate.

The property also includes a driveway for off street parking which also includes an EV charging point.



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## Hindscarth Way, LEEDS

- Guide Price £220,000 - £230,000
- Semi Detached Home
- Three Bedrooms
- Beautifully Presented Throughtout
- Ideal For The Young Family

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£220,000 - £230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111591 - 0005

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