



## Hillam ~ 11 Hillside Close, LS25 5PB

**Offers Over £550,000**

A deceptively spacious five-bedroom, three-bath/shower room detached family home occupying a choice corner position with enclosed landscaped gardens to the rear, situated within the heart of the highly regarded and desirable village of Hillam. Offering versatile and well-planned accommodation extending to over two floors, the property enjoys easy access to the A1(M), M1 and M62 motorway networks, making it ideally placed for commuters travelling throughout the region.

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 3**

**Council Tax Band: F**

**Tenure: Freehold**





## Property Description

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Benefiting from gas-fired central heating and double glazing throughout, with recently installed wireless security system, the accommodation briefly comprises:

A welcoming entrance hallway with modern cloakroom/WC fitted with wash hand basin. The principal lounge enjoys a bay window to the front elevation together with attractive laminate flooring, creating a bright and comfortable reception room. Double doors lead through to the separate dining room, which in turn opens into a delightful conservatory featuring tiled flooring, electric heating and French doors providing direct access onto the rear garden.

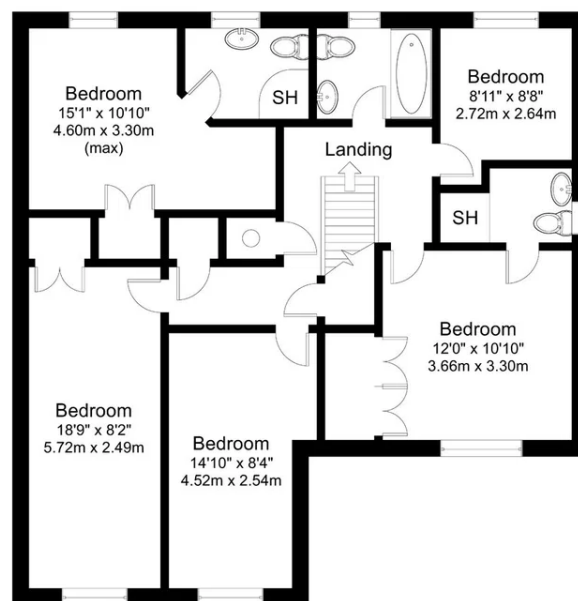
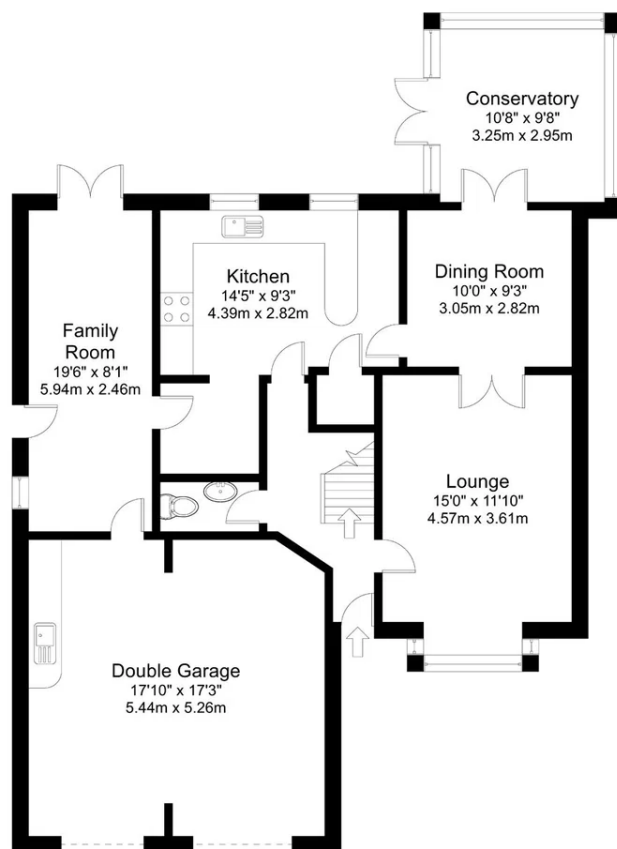
The kitchen is fitted with an excellent range of contemporary wall and base units complemented by quality quartz work surfaces, matching upstands and splashbacks. Integrated appliances include a Neff slide-and-hide oven, microwave, dishwasher and induction hob with extractor canopy over. There is a one-and-a-half bowl recessed sink unit, useful walk-in store cupboard and recess suitable for housing fridge freezer.

An inner hallway provides access to a versatile family room featuring laminate flooring and French doors opening onto the rear garden. This flexible living space offers a variety of potential uses and benefits from integral access to the double garage, part of which is currently utilised as a utility area. Subject to any necessary consents, the garage offers excellent potential for conversion to create additional living accommodation if required.

To the first floor, a central landing serves five generously proportioned bedrooms. The principal bedroom enjoys a front-facing aspect and is fitted with an extensive range of wardrobes and drawers together with an en-suite shower room comprising fully tiled shower enclosure, Mira power shower, wash hand basin and WC. Bedroom two overlooks the rear garden and benefits from a built-in wardrobe together with a further en-suite shower room fitted with Mira power shower, pedestal wash hand basin and WC.

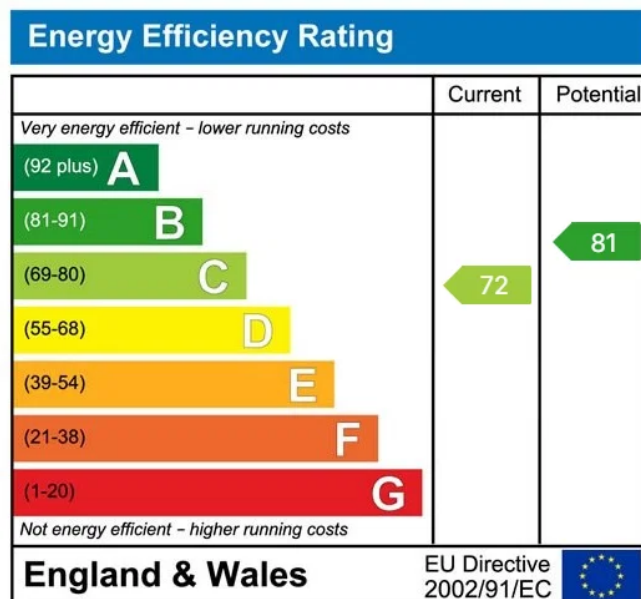
There are three additional well-proportioned bedrooms, one of which benefits from a built-in wardrobe, all served by the family bathroom which is appointed with a modern white suite comprising panelled bath, wash hand basin, w.c., and large LED lit mirror.

Outside, a double-width driveway provides ample off-street parking and leads to the integral double garage. The property occupies an attractive corner plot with lawned gardens and well-stocked borders to the front and side elevations. To the rear, the fully enclosed garden enjoys an excellent degree of privacy and has been thoughtfully landscaped, being laid principally to lawn with patio seating area, mature shrubs and outside water supply, creating an ideal environment for family enjoyment and outdoor entertaining.



**Ground Floor**

Gross internal floor area including Double Garage (approx.): 200.2 sq m (2,156 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.





Details prepared July 2026

## SERVICES

We understand mains water, electricity, gas and drainage are connected.

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

## VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

## ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

## MISPRESENTATION ACT

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