





Greenthorpe Hill,LEEDS LS13 4LU

william h brown

welcome to

Greenthorpe Hill, LEEDS

Well-positioned in the popular LS13 area, this three-bedroom semi-detached home offers a spacious lounge, good-sized kitchen, front and rear gardens, and off-street parking accessed from Henconner Lane. Conveniently located close to local amenities, schools and transport links.













Property Information
Situated in a convenient and well-established residential area close to a wealth of local amenities, this three-bedroom semi-detached home offers comfortable accommodation ideal for first-time buyers, young families or those looking to put their own stamp on a property. Benefitting from front and rear gardens, off-street parking accessed from Henconner Lane and a practical layout throughout, the property combines everyday convenience with excellent outdoor space.

Located within easy reach of Bramley Shopping Centre, local supermarkets, schools, parks, leisure facilities and excellent transport links into Leeds City Centre, the property is perfectly positioned for modern family living.

Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation. Featuring built-in storage, ideal for coats, shoes and household essentials, whilst offering a practical introduction to the home.

Lounge
A generously proportioned reception room with ample space for both relaxing and entertaining. A large window allows plenty of natural light to fill the room, creating a bright and comfortable living space.

Kitchen
A generously proportioned reception room with ample space for both relaxing and entertaining. A large window allows plenty of natural light to fill the room, creating a bright and comfortable living space.

Landing
The first-floor landing provides access to all bedrooms and the family bathroom. A loft hatch leads to the insulated loft space, providing useful additional storage.

Bedroom One
A comfortable double bedroom featuring carpeted flooring and plenty of space for a range of bedroom furniture.

Bedroom Two
A single bedroom which would make an ideal child's room, guest bedroom or home office.

Bedroom Three
A further single bedroom offering flexibility for growing families, home working or hobbies.

Bathroom
Well-appointed and practical, the bathroom offers a three-piece suite comprising a bath with shower over, wash hand basin and WC, together with a heated radiator.

Outside Area
The rear garden has been designed with ease of maintenance in mind and benefits from a hedged boundary offering a degree of privacy. With the valuable addition of off-street parking, accessed directly from Henconner Lane.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- ** GUIDE PRICE £170,000 - £180,000 **
- Front and rear gardens
- Off-street parking to the rear
- Good sized lounge
- Insulated loft space

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

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117215

The Property Ombudsman

Property Ref:
PDY117215 - 0003

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