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Highfield Garth

Wortley, Leeds, LS12 4UA

Chain Free £165,000



Council Tax: B



4 Highfield Garth

Wortley, Leeds, LS12 4UA

Chain Free £165,000



- Attractive two-bedroom townhouse
- No onward chain!
- Spacious kitchen diner with garden access
- Private, low-maintenance front and rear gardens
- Well placed for local schools, amenities and transport links
- Desirable cul-de-sac position in Wortley
- Garage and spot in front with parking for two
- Well-proportioned living room with private garden
- Excellent storage including boarded loft and landing cupboard
- Council tax band: B

Set within a desirable cul-de-sac in Wortley, this chain-free two-bedroom townhouse offers a superb opportunity for first-time buyers, downsizers or anyone looking for a well-presented home in a convenient yet tucked-away setting. With a local green space positioned opposite, excellent access to public transport, schools and everyday amenities, plus the added benefit of parking in front of its own garage, the property combines practicality with a lovely sense of privacy.

To the front, the property enjoys a low-maintenance enclosed garden, screened by timber fencing and mature hedging to create a private and pleasantly secluded sun-trap. A useful entrance porch provides the ideal space for coats and shoes before stepping into the main living accommodation.

The living room is a generous and welcoming space, finished in tasteful décor and enjoying a pleasant outlook over the private front garden. An electric fire provides a cosy focal point, with a gas connection positioned behind should a future owner wish to alter the fireplace arrangement. The room is well proportioned for everyday family living and is ready to enjoy from day one.

To the rear is a spacious kitchen diner, offering a great social space for both day-to-day living and entertaining. There is a good range of wall and base units providing plenty of storage, along with direct access into the rear garden. The generous proportions also offer scope for a future owner to personalise the kitchen further over time if desired, while remaining perfectly functional as it stands.

The rear garden continues the low-maintenance theme, with paving and pebbled borders creating an easy-care outdoor space that is ideal for seating, relaxing and enjoying the warmer months without the upkeep of a larger lawned garden.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. The principal bedroom sits to the front and is a particularly generous double room, enjoying views towards the green space opposite and benefitting from a useful built-in wardrobe positioned over the stairs. The second bedroom is equally versatile as a large single and enjoys a pleasant outlook over the rear garden. Finished in neutral décor, it would work perfectly as a second double bedroom, guest room or home office for those working from home.

The bathroom is fitted with a tiled suite comprising a bath with shower over, pedestal wash basin, WC and frosted window for natural light and privacy.

A further standout feature of the property is the excellent level of storage on offer. In addition to a useful landing cupboard and the external garage, there is also a large boarded loft space accessed via a pull-down ladder, with lighting and insulation providing valuable additional storage within the roof space.

All in all, this is a well-presented and highly practical home in a desirable Wortley setting, offered chain free with two bedrooms, excellent storage, private low-maintenance gardens, garage and parking, together with the convenience of local amenities, schools and transport links close by.

DINING KITCHEN

13'6" x 11'10" (4.12m x 3.63m)

LIVING ROOM

17'0" x 11'10" (5.20m x 3.63m)

BEDROOM ONE

11'10" x 10'11" (3.63m x 3.35m)

BEDROOM TWO

10'3" x 6'7" (3.14m x 2.02m)

BATHROOM

7'3" x 4'11" (2.22m x 1.51m)

GARAGE

16'3" x 9'4" (4.96m x 2.85m)



Road Map



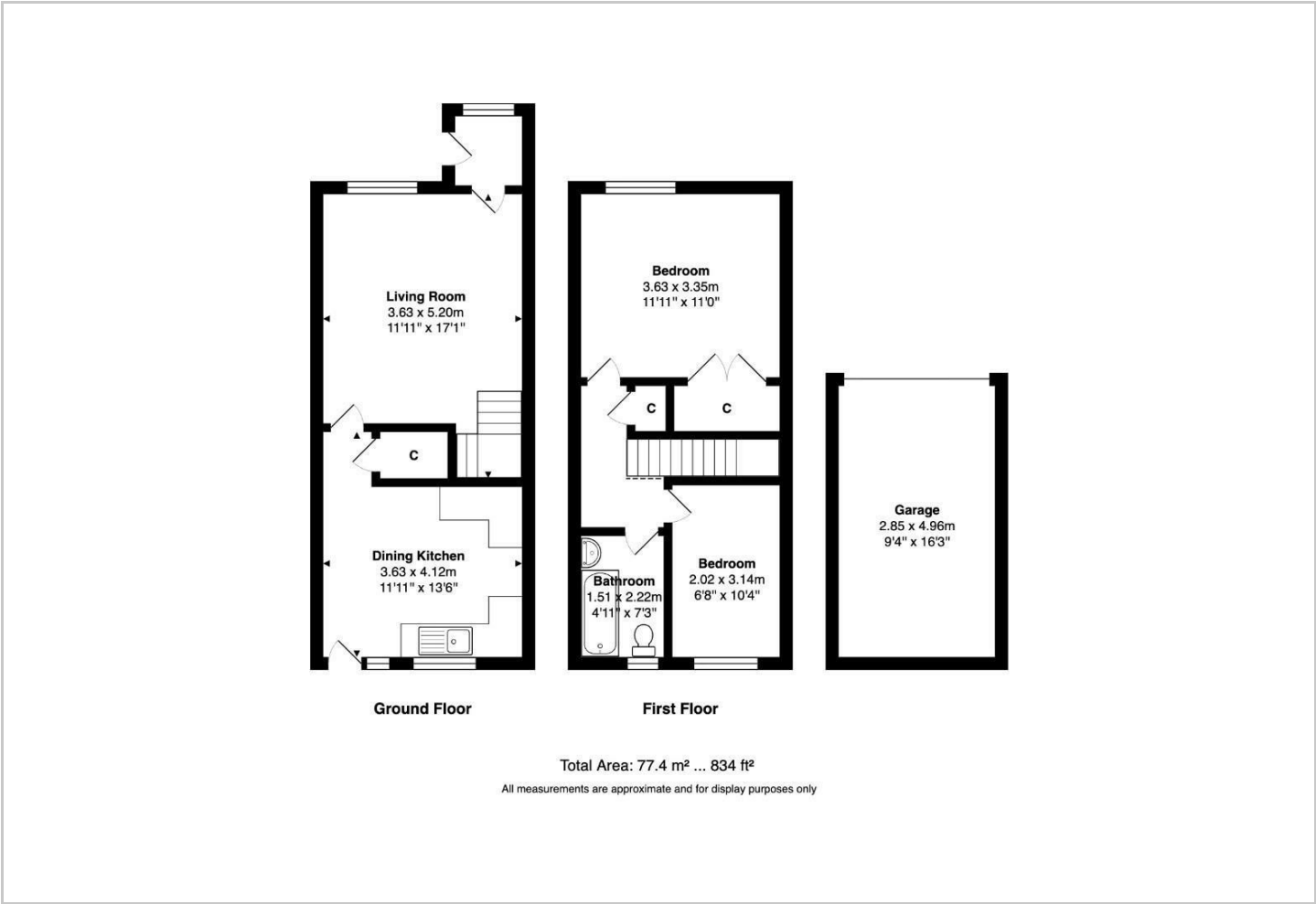
Hybrid Map



Terrain Map



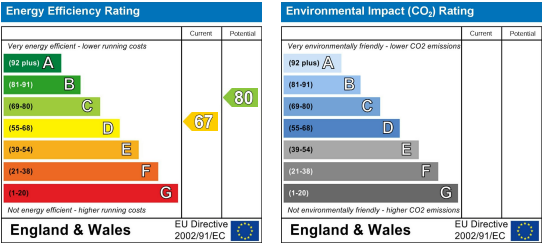
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.