

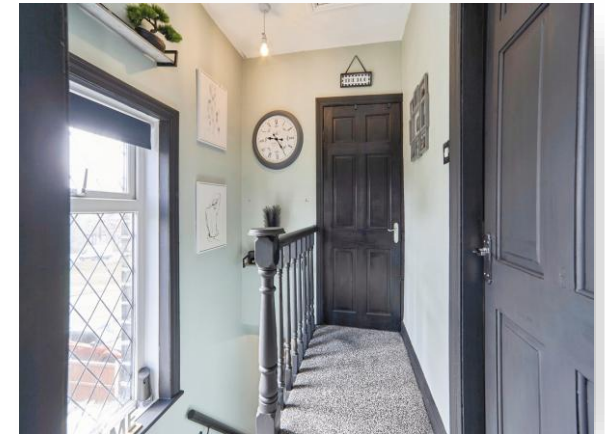


Henley View, Leeds LS13 3AQ

welcome to

Henley View, Leeds

This lovely home on Henley View, Leeds, blends charm and modern comfort. Enjoy spacious living, laminate flooring, and a cozy feature fireplace. The sleek kitchen boasts a range cooker and tiled flooring, while the master bedroom includes a fitted wardrobe. Outside, a large side garden,



Property Information

This charming semi detached property on Henley View, Leeds, offers a perfect blend of modern comfort and traditional character. With spacious living areas and an inviting feature fireplace. The contemporary kitchen is equipped with a range cooker, extractor fan, and tiled flooring, ensuring practicality and elegance. Upstairs, the well-appointed bedrooms feature double-glazed windows and ample storage, with the master bedroom benefiting from a fitted wardrobe. The property boasts a large side garden and a private patio, making it an ideal retreat for relaxation and convenience.

Entrance Hall

The entrance hall features a radiator, ensuring warmth and comfort as you step inside.

Lounge

13' 7" max x 12' 6" max (4.14m max x 3.81m max)
The living room boasts a double-glazed window to the front, allowing ample natural light, carpet, and a feature fireplace that adds character and warmth to the space.

Kitchen

15' 7" max x 7' max (4.75m max x 2.13m max)
The kitchen features tiled flooring for durability and easy maintenance, plumbing for both a washing machine and dishwasher, a double-glazed window alongside a PVC door to the side for natural light and convenient outdoor access, access to cellar, and a range cooker with an extractor fan.

Cellar

Large three room cellar for a number of uses. Houses the boiler and the fusebox.

Landing

The landing features a double-glazed window to the side, allowing natural light to brighten the space and access to a boarded loft via a pull-down ladder.

Bedroom One To Front

12' 5" max x 8' 4" max (3.78m max x 2.54m max)
Features laminate flooring for a sleek, modern finish, a double-glazed window to the front allowing plenty of natural light, a fitted wardrobe for convenient storage, and a radiator ensuring warmth and comfort.

Bedroom Two to Garden

15' 6" max x 8' max (4.72m max x 2.44m max)
Bedroom Two features a double-glazed window to the side, allowing natural light to stream in, and a radiator ensuring year-round warmth and comfort.

Bathroom

5' 4" max x 5' 2" max (1.63m max x 1.57m max)
The bathroom features a frosted double-glazed window to the front, allowing natural light while maintaining privacy, a heated towel rail for added comfort, a wash basin, a low-flush WC, and a bath for relaxation, all complemented by tiled flooring and walls for a stylish and easy-to-maintain finish.

Boarded Loft Area

Offering excellent versatility and can be used for a variety of purposes. It makes an ideal home office, hobby room or study area, providing a quiet and separate space for working from home with electric and two velux window.

External

Front garden - The front garden is ideal for sitting out and has stairs to front door.

Rear garden - The rear garden boasts a large side garden, offering ample outdoor space, a patio area perfect for relaxing or entertaining, fenced borders ensuring privacy and security location providing a spacious and unique setting.



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welcome to

Henley View, Leeds

- Two Bedroom spacious Semi Detached
- Gardens
- Boarded Loft
- Feature Fireplace
- Improved by current owner

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

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116898 - 0003

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