

HUNTERS[®]

HERE TO GET *you* THERE



Green Hill Lane

Leeds, West Yorkshire, LS12 4HA

Guide Price £425,000



Council Tax: D



68 Green Hill Lane

Leeds, West Yorkshire, LS12 4HA

Guide Price £425,000



- Sold before reaching the open market
- One-of-a-kind detached 4/5 bedroom home
- Over 2,500 sq ft of versatile accommodation
- Versatile insulated garage/workshop with power, heating & water
- Four double bedrooms & three bathrooms
- Stunning open-plan kitchen diner with premium finish
- Landscaped sun-trap garden with pergola & outdoor stove
- Stunning elevated views opposite green space
- Driveway parking for approx. five cars with EV charger
- Premium quality home throughout

A rare opportunity to acquire this truly one-of-a-kind 4/5 bedroom home, sold before ever reaching the open market. Offering an incredibly versatile layout and a substantial footprint of over 2,500 sq ft, this impressive double bay-fronted detached property is far larger than first meets the eye and enjoys a stunning outlook directly opposite tranquil green space.

The finish throughout is exceptional, with the home being beautifully presented, tastefully decorated and clearly well cared for by the current owners. Even the welcoming entrance hall is spacious and flooded with natural light, perfectly framing views out towards the green space opposite.

At the heart of the home sits a breathtaking open-plan kitchen diner where no expense has been spared. Finished with Karndean flooring and French doors opening onto a beautifully landscaped sun-trap garden, this is a fantastic entertaining and family space. The kitchen itself boasts full-length shaker-style units, granite worktops, integrated oven and microwave, dishwasher, coffee machine, drinks cooler, induction hob alongside a separate gas hob, creating a truly premium family hub.

The versatile 4/5 bedroom accommodation comprises four generous double bedrooms and three bathrooms in total. One of the ground floor bedrooms benefits from its own en suite and walk-in wardrobe, ideal for multigenerational living or guest accommodation. Another of the ground floor bedrooms is currently utilised as a study/home office, further showcasing the flexibility this property offers, whilst still easily functioning as a bedroom again if ever required. To the front, the bay-fronted living room enjoys lovely views over the green space and features a media wall with electric fire, whilst also offering versatility to become an additional bedroom if preferred.

Upstairs, the property continues to impress with two further double bedrooms and an additional bathroom. One room offers extensive eaves storage, fitted mirrored wardrobes and excellent natural light from Velux and gable windows. The second is packed with character, featuring exposed beams, a stylish loft-style feel and its own en suite shower room.

A real highlight of this home is the impressive garage workshop/versatile outbuilding space. Whether for a home business, gym, hobby room, summer house or additional storage, this fantastic area is insulated, heated and benefits from power and water, allowing buyers to tailor the space entirely to their own needs.

Externally, the landscaped garden perfectly rounds this detached home off, featuring a patio and pergola seating area, enclosed private lawn and even a wood-burning stove tucked away at the top of the garden for summer evenings entertaining outdoors. The substantial driveway provides parking for multiple vehicles, comfortably fitting around five cars, whilst also benefiting from an EV charger.

All in all, this is a truly one-of-a-kind home that simply sits a level above the rest.

Tel: 0113 257 6198

DINING KITCHEN

24'6" x 11'3" (7.47m x 3.44m)

SITTING ROOM

10'9" x 9'2" (3.29m x 2.80m)

LIVING ROOM/BEDROOM

12'4" x 11'10" (3.76m x 3.61m)

BEDROOM

11'5" x 10'9" (3.49m x 3.29m)

WALK IN WARDROBE

8'9" x 7'1" (2.68m x 2.17)

EN-SUITE

8'9" x 3'1" (2.68m x 0.96m)

BEDROOM

9'10" x 8'10" (3.02m x 2.71m)

BATHROOM

11'10" x 8'2" (3.61m x 2.51m)

BEDROOM

14'9" x 14'7" (4.52m x 4.47m)

EN-SUITE

6'1" x 4'5" (1.87m x 1.35m)

BEDROOM

11'3" x 10'10" (3.45m x 3.32m)

GARDEN ROOM/STUDIO

22'2" x 17'8" (6.77m x 5.40m)

WC

5'2" x 1'9" (1.60m x 0.55m)

STORAGE

14'5" x 6'5" (4.41m x 1.96m)



Road Map



Hybrid Map



Terrain Map



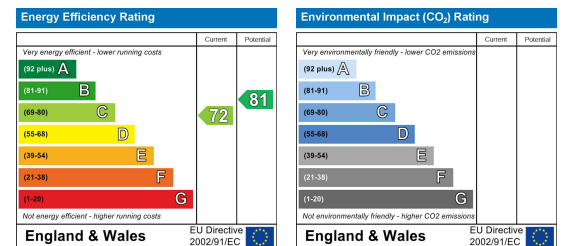
Floor Plan



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.