

HUNTERS[®]

HERE TO GET *you* THERE



Hill Rise Grove

Leeds, LS13 2HQ

£190,000



Council Tax: B



20 Hill Rise Grove

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£190,000



- Kitchen with breakfast area and pantry
- Two double bedrooms plus single
- Living with raised dining space
- Sliding doors to rear garden
- Good natural light throughout
- Close to Bramley and Pudsey amenities
- Near Bramley and Kirkstall Forge stations
- Fast rail links to Leeds centre
- Nearby parks, routes for walking, cycling

This well-presented three-bedroom terraced home in Bramley has thoughtfully arranged accommodation, making it an excellent opportunity for first-time buyers or those seeking a comfortable and practical living space.

The ground floor provides a welcoming LIVING room, flowing into an elevated DINING section that adds character and definition to the space. Sliding doors open directly onto the rear garden, allowing natural light to fill the room while creating a seamless indoor-outdoor connection, ideal for both everyday living and entertaining. The KITCHEN is well-equipped with a gas hob, integrated oven, and ample high-level shelving, along with a useful pantry area. There is also space for a fridge-freezer, a breakfast area for informal dining, and access to the front garden via front door.

Upstairs, the property comprises two DOUBLE BEDROOMS, both offering plenty of space for furniture and benefiting from good natural light. The third bedroom is a versatile SINGLE ROOM, perfectly suited as a child's bedroom, guest room, or home office. The BATHROOM is partially tiled and fitted with a free-standing shower, WC, and vanity sink, providing a clean and functional space.

Externally, the property benefits from well-maintained and thoughtfully arranged outdoor spaces to both the front and rear. To the FRONT, there is a neatly paved garden which provides a clean, low-maintenance finish while still offering character. Two raised planters add a touch of greenery and present an excellent opportunity for those who enjoy gardening, whether for flowers, shrubs, or small home-grown produce. To the REAR, the property boasts a fully enclosed and versatile garden, offering both privacy and practicality. Accessible via sliding doors from the main living space, the garden creates a seamless indoor-outdoor flow, enhancing the sense of space and making it ideal for entertaining guests or enjoying warmer months.

Situated within a popular residential area of Leeds, the property benefits from convenient access to a range of local amenities, including shops, cafés, and everyday services in nearby Bramley and Pudsey. The surrounding area also offers a variety of green spaces, parks, and walking or cycling routes, ideal for outdoor leisure.

For commuters, the property is well positioned with excellent transport links. Bramley and Kirkstall Forge railway stations are both within easy reach, offering regular services into Leeds city centre, as well as connections to destinations such as York, Bradford, and Harrogate. Local bus routes further enhance accessibility, while a selection of nearby schools adds to the property's appeal for families.

Tel: 0113 257 6198

KITCHEN/DINER

15'2" x 9'10" (4.63m x 3.00m)

LIVING ROOM

15'2" x 14'5" (4.63m x 4.40m)

DINING ROOM

15'2" x 9'1" (4.63m x 2.77m)

BEDROOM ONE

16'2" x 9'6" (4.94m x 2.91m)

BEDROOM TWO

10'11" x 9'9" (3.33m x 2.99m)

BEDROOM THREE

10'11" x 6'4" (3.33m x 1.94m)

SHOWER ROOM

6'4" x 5'10" (1.94m x 1.80m)

LANDING



Road Map



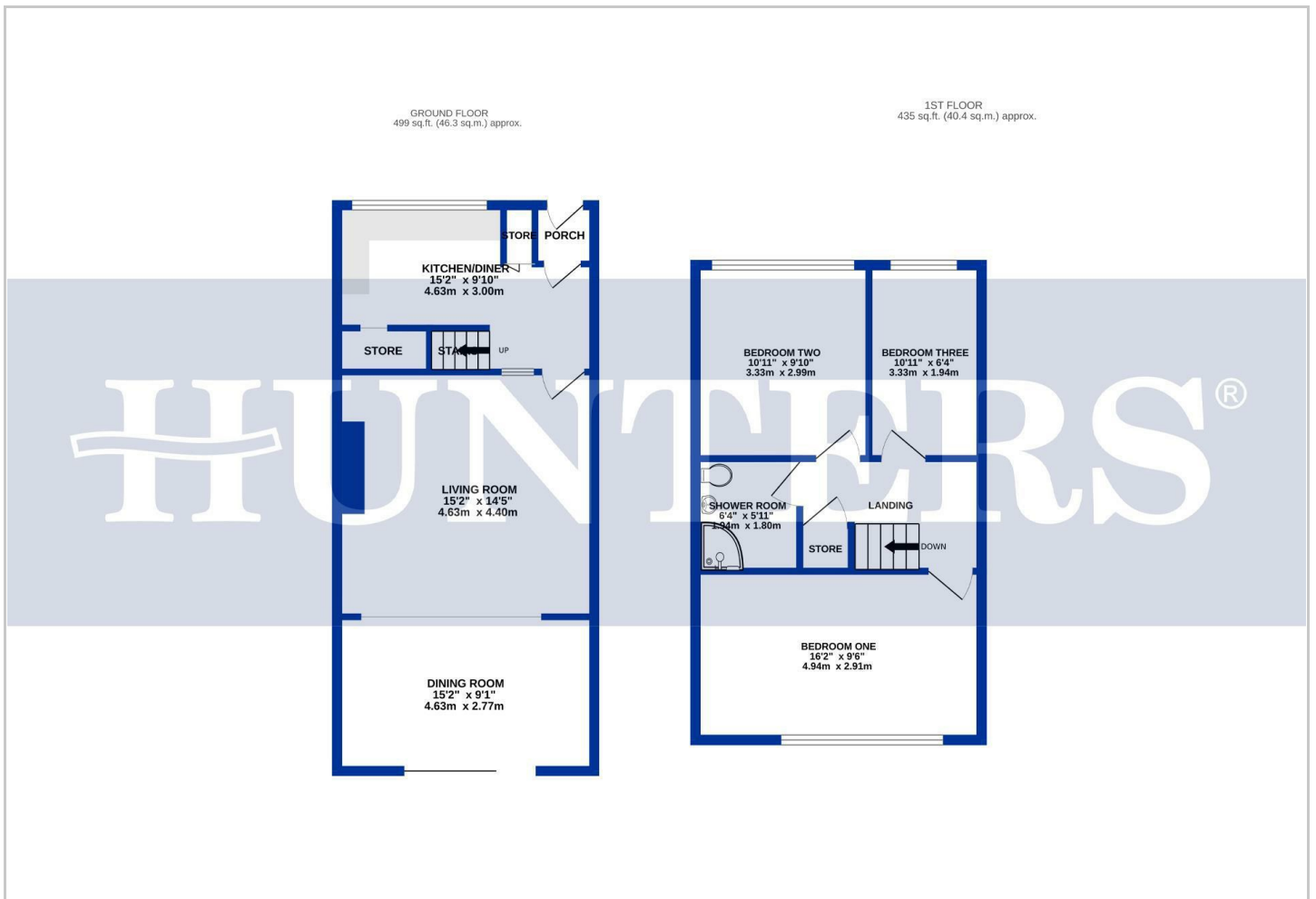
Hybrid Map



Terrain Map



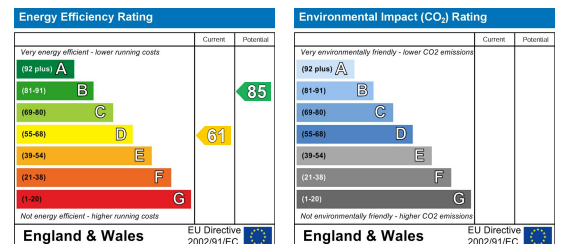
Floor Plan



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.