



**Eaton Hill, Leeds LS16 6SE**

**welcome to**

## **Eaton Hill, Leeds**

\*Guide Price £390,000 - £400,000\* This versatile family home offers a generous lounge, modern kitchen, dining room, conservatory, cloakroom, four good-sized bedrooms (master with en-suite), and a house bathroom. Outside boasts a garage & parking, & a large enclosed rear garden with patio.



## Eaton Hill

Located in a popular residential area of Cookridge, this well-presented four-bedroom detached home offers spacious and versatile, ready to move into accommodation. The ground floor comprises a welcoming entrance hallway, a generous lounge, a modern kitchen, dining room, a bright conservatory, and a convenient cloakroom. Upstairs, there are four good-sized bedrooms, including a master bedroom with its own en-suite shower room, along with a well-appointed house bathroom. Outside, the property benefits from a garage to the rear with parking available in front of the garage, additional on-road parking to the side, and a good-sized enclosed rear garden, mainly laid to lawn with a paved patio area—perfect for relaxing or entertaining. Internal viewing is highly recommended to fully appreciate the space and potential this lovely home has to offer.

### Ground Floor Entrance Hallway

Door to the front opens into the welcoming hallway with radiator and vinyl flooring

### Cloakroom

A useful addition to any busy family home with low flush wc, wash basin, radiator and vinyl flooring

### Lounge

15' 10" x 11' 4" ( 4.83m x 3.45m )

A spacious reception room, tastefully decorated in bright neutral tones and featuring an electric fireplace with an attractive surround. A rear-facing window allows natural light to fill the space, while a radiator ensures comfort throughout the seasons.

### Kitchen

11' 6" x 8' 9" ( 3.51m x 2.67m )

The modern kitchen is fitted with a stylish range of wall and base units, complemented by laminate work surfaces and metro-style tiled splashbacks. It includes a stainless steel sink with mixer tap, a gas ring hob with extractor above, a built-in oven, and an integrated dishwasher. There's also space for a freestanding fridge freezer and washing machine. A front-facing window brings in natural light, while a side door provides convenient access to the exterior.

### Dining Room

12' 4" x 11' 7" max ( 3.76m x 3.53m max )

Open to the kitchen is a versatile reception room, beautifully presented with bright neutral decor and laminate wood flooring. A radiator provides comfort, while bi-fold doors open into the conservatory, seamlessly connecting the indoor and outdoor living spaces. Stairs from this room lead to the first floor, adding to its practical layout and flow.

### Conservatory

10' 1" x 6' 11" ( 3.07m x 2.11m )

A lovely and versatile addition to the home, the conservatory features laminate wood flooring and windows to three sides, allowing plenty of natural light. A door opens directly onto the garden, making it an ideal space for relaxing, entertaining, or enjoying the outdoors from the comfort of indoors.

### First Floor

#### Landing

with stairs from the ground floor, useful storage cupboard and access to the loft

#### Bedroom One

11' 10" max x 11' 8" max ( 3.61m max x 3.56m max )

A spacious double bedroom, tastefully decorated in neutral tones and featuring useful integrated wardrobes. A rear-facing window offers lovely views, while a radiator ensures year-round comfort. The room also benefits from direct access to a private en-suite shower room, adding convenience and privacy.

### Ensuite

The en-suite is fitted with a step-in shower cubicle with a glass door, a low flush WC, a wash basin, and an extractor fan, offering a clean and functional space for everyday convenience.

### Bedroom Two

11' 10" x 8' 5" ( 3.61m x 2.57m )

A second double bedroom with radiator, useful storage and window to the rear.

### Bedroom Three

9' 6" x 7' 8" ( 2.90m x 2.34m )

A good sized bedroom with radiator and window to the front.

### Bedroom Four

9' x 9' 6" ( 2.74m x 2.90m )

A good sized fourth bedroom with radiator and window to the front.

### Bathroom

The house bathroom features a bath with overhead shower and glass screen, a wash basin, and a low flush WC. Finished with tiled walls, a radiator for comfort, and a side-facing window allowing natural light.

### Outside

The front garden is laid to lawn with a pathway leading to the front door and a side gate providing access to the rear.

A garage is located at the rear of the property, with space to park directly in front, offering convenient off-street parking.

The enclosed rear garden is a delightful space for relaxing or entertaining, mainly laid to lawn and complemented by a paved patio area ideal for outdoor seating. Additional features include a garden shed and secure fence boundaries, creating a private and practical outdoor retreat.



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## Eaton Hill, Leeds

- Four Bedroom Detached Home
- Master with Ensuite
- Enclosed Rear Garden
- Versatile, Ready to Move into Accommodation
- Garage & Parking

Tenure: Freehold EPC Rating: D

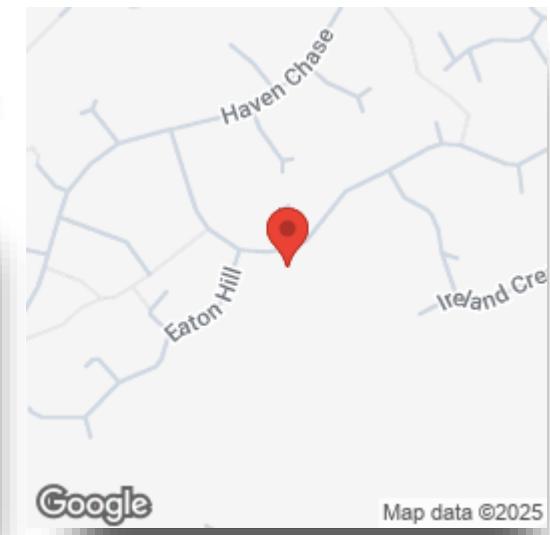
Council Tax Band: F

guide price

**£390,000 – £400,000**



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Property Ref:  
HFT107269 - 0004

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 **william h brown**



**0113 258 3476**



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**williamhbrown.co.uk**