



Hetton Road, Leeds LS8 3AE

welcome to

Hetton Road, Leeds

A three-storey semi-detached home offering five spacious bedrooms and two reception rooms. Featuring an expansive driveway to the front and a well maintained garden to the rear, this property combines generous living space with excellent outdoor areas—perfect for modern family living.



Ground Floor Lounge

11' 10" MAX x 12' 4" MAX (3.61m MAX x 3.76m MAX)
The lounge is a welcoming space featuring a charming log burner fireplace as its focal point. It is carpeted throughout for comfort and warmth, complemented by a large window to the front that floods the room with natural light. A central heating radiator ensures a cosy atmosphere, making this an ideal spot for relaxation

Dining Room

11' 9" MAX x 10' 11" MAX (3.58m MAX x 3.33m MAX)
The dining room offers a bright and inviting space, featuring French-style patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The room is carpeted throughout, providing comfort and warmth—perfect for family meals or entertaining guests

Kitchen

8' MAX x 7' 4" MAX (2.44m MAX x 2.24m MAX)
The kitchen is fully fitted with a range of wall and base units, offering ample storage and workspace. Integrated appliances provide a sleek and modern finish, while a rear-facing window brings in natural light. A convenient side door gives direct access to the exterior, making this space both practical and stylish.

First Floor Bedroom One

12' MAX x 10' 9" INTO WARDROBES (3.66m MAX x 3.28m INTO WARDROBES)
Fitted wardrobes, carpeted throughout, window to the rear, central heating radiator.

Bedroom Two

11' 9" MAX x 11' 4" INTO WALLS (3.58m MAX x 3.45m INTO WALLS)
Fitted wardrobes, carpeted throughout, bay window to the front, central heating radiator.

Bedroom Five

6' 10" MAX x 6' 9" MAX (2.08m MAX x 2.06m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bathroom

The bathroom incorporates a modern three-piece suite, comprising a bathtub with shower facilities, a wash hand basin, and a W/C. The space is finished with fully tiled walls and flooring throughout, complemented by a rear-facing window that provides natural light.

Second Floor

Bedroom Three

8' 2" MAX x 13' 8" MAX (2.49m MAX x 4.17m MAX)
Carpeted throughout, window to the rear, central heating radiator.

Bedroom Four

7' 5" MAX x 13' 8" MAX (2.26m MAX x 4.17m MAX)
Carpeted throughout, window to the front, central heating radiator.

Bathroom

The bathroom features a three-piece suite, including a bathtub with shower facilities, a wash hand basin, and a W/C. Finished with tiled walls throughout, it also benefits from a rear-facing window that provides natural light



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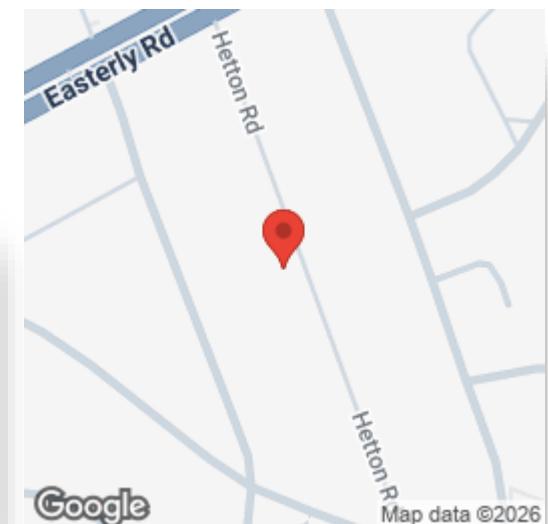
- THREE-STOREY SEMI-DETACHED PROPERTY
- FIVE SPACIOUS BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- TWO BATHROOMS
- EXPANSIVE DRIVEWAY TO THE FRONT PROVIDING OFF-STREET PARKING

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

£390,000



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