

# HUNTERS<sup>®</sup>

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## Highfield Close

Leeds, LS12 4BB

£199,950



Council Tax: B



# 57 Highfield Close

Leeds, LS12 4BB

£199,950



- Immaculate three-bedroom home
- Stylish high-gloss kitchen with integrated appliances
- Open-plan heart of the home
- Contemporary bathroom suite with over-bath rain shower
- Well-sized bedrooms, two with fitted wardrobes
- Large garage with power plus generous driveway parking
- Tiered rear garden with elevated patio and lawned area
- Close to local schools, shops and amenities
- Quiet cul-de-sac with excellent city connections
- Council tax band B

This immaculate three-bedroom home is offered for sale within a quiet cul-de-sac in Wortley, Leeds, presenting a stylish and well-presented property that will particularly appeal to first-time buyers and couples seeking a home that is ready to move straight into.

At the heart of the property is a spacious open-plan reception room incorporating both living and dining space, finished with contemporary grey wood-effect flooring. The room enjoys excellent natural light from its dual aspect and flows seamlessly through to the kitchen. The sleek, high-gloss white kitchen is a real highlight of the home, offering a modern and stylish finish with Corian worktops and optional multi-colour under-cupboard LED lighting that can softly illuminate the space in different colours when entertaining or hosting. The kitchen also features an integrated double oven, space for an American-style fridge freezer and washing machine, and elevated views towards the rear.

Upstairs, the main double bedroom sits at the front of the property and benefits from fitted wardrobes, plush neutral carpeting and a calm, modern finish. The second double bedroom also includes fitted wardrobes and enjoys elevated views to the rear. Bedroom three is a lovely single bedroom, well suited as a child's room or guest space, while still offering flexibility for those who may prefer to use it as a home office if desired.

The bathroom is another standout feature of the home, designed with a spa-like feel through the use of marble-effect tiling and a clean, contemporary white suite. The space includes a bath with over-bath rain shower, WC and sink with mirror recess, while a frosted window allows natural light to filter through, creating a calm and relaxing atmosphere.

Externally, the rear garden is arranged across two levels, with an elevated patio area ideal for seating and outdoor dining, with steps leading down to a lawned garden space. The garden also provides access to a generous driveway and an exceptionally large garage with power located on the lower ground floor, offering excellent storage, workshop potential or secure parking.

The property is well placed for local amenities including nearby schools and shops, along with excellent transport links for commuting into Leeds. Wortley Recreation Ground is also close by, providing plenty of green space to enjoy, while the quiet cul-de-sac position offers a peaceful setting within easy reach of everything you need. Council tax band B.

Tel: 0113 257 6198

## OPEN PLAN KITCHEN/LIVING ROOM

20'10" x 12'2" (6.37m x 3.73m)

## BEDROOM ONE

11'6" x 8'9" (3.51m x 2.68m)

## BEDROOM TWO

11'6" x 8'9" (3.51m x 2.68m)

## BEDROOM THREE

6'8" x 6'3" (2.04m x 1.93m)

## BATHROOM

6'2" x 5'0" (1.88m x 1.53m)

## GARAGE

22'1" x 12'7" (6.74m x 3.86m)



## Road Map



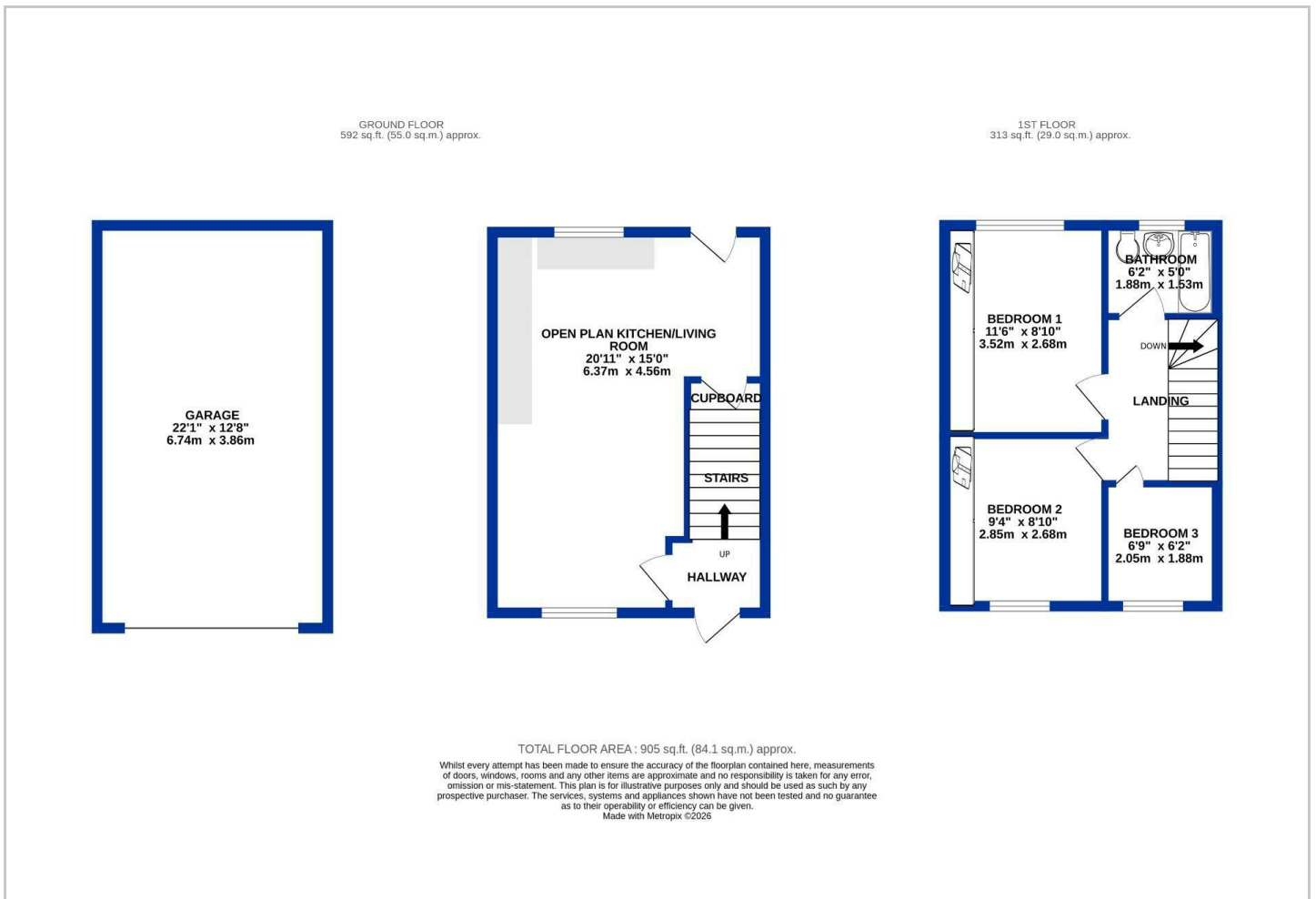
## Hybrid Map



## Terrain Map



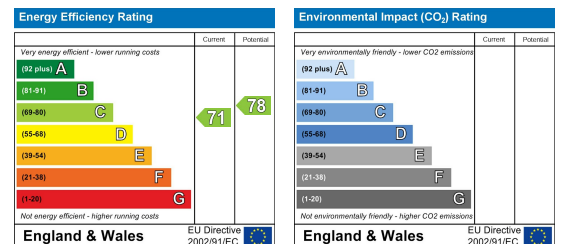
## Floor Plan



## 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.