



Hough Top, Leeds, LS13 4QW

£650,000

HUNTERS[®]
EXCLUSIVE



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Hunters Exclusive presents this individually designed stone-built detached home, set in an elevated position with stunning south-facing views across Post Hill and the Tong Valley. Offering generous split-level living, four double bedrooms including a principal with en-suite, and a recently updated kitchen, the property combines space, privacy and versatility. Externally, a landscaped tiered garden, gated driveway and garage complete the home. Situated within a well-connected Pudsey location, this is a rare opportunity to acquire a truly one-of-a-kind home. Internal inspection is highly recommended to fully appreciate what is on offer!

Hunters Exclusive presents this individually designed stone-built detached home, occupying a superb elevated position with far-reaching, south-facing views across Post Hill and the Tong Valley.

Set behind secure gates, the property enjoys a high degree of privacy along with a generous plot and a layout that offers both flexibility and space in abundance. Internally, the accommodation is arranged over a split-level design, creating a natural flow between living areas while allowing plenty of light to move throughout the home.

The ground floor opens into a welcoming entrance hall with traditional detailing, leading through to a bright and well-proportioned sitting room with windows to either side and a central fireplace acting as a focal point. A separate dining room sits just off, providing an ideal space for entertaining and linking seamlessly through to the recently updated kitchen. The kitchen has been finished with a range of fitted units, wooden worktops, integrated appliances and a Belfast sink, offering a clean and modern feel. A utility area provides additional storage and access out to the rear garden, while a ground floor WC adds further practicality.

Upstairs, the property offers four generous double bedrooms, all with good proportions and built-in storage. The principal bedroom enjoys particularly impressive views across the surrounding valley and benefits from its own en-suite, fitted with both a bath and separate shower. The main house bathroom serves the remaining bedrooms and is fitted with a multi-piece suite, with natural light enhancing the overall space. The fourth bedroom is currently used as a home office, further demonstrating the versatility on offer.

Externally, the rear garden is a real highlight, arranged over multiple tiers to take full advantage of the south-facing aspect and uninterrupted outlook. A paved patio area provides the perfect spot for outdoor seating, with lawned sections, mature planting including apple, pear and cherry trees with established greenery creating a private and peaceful setting. To the front, secure gated access leads to a private driveway offering parking for several vehicles, along with an attached garage with electric door.

The property is ideally positioned on the Pudsey / Bramley border, a well-connected and highly convenient location between Leeds and Bradford. The A6120, A647 and A657 are all within easy reach, offering excellent transport links, while nearby New Pudsey train station provides direct access into Leeds. The Owlcotes Shopping Centre is close by, along with Pudsey town centre which offers a range of shops, cafés and everyday amenities. Further afield, Calverley and Horsforth provide a wider selection of restaurants, bars and leisure facilities.

Properties in this position, offering this level of outlook and internal space, are rarely available to the market. Internal inspection is highly recommended to fully appreciate what is on offer.







HALLWAY / W.C

LIVING ROOM

22'7" x 15'1"

RECEPTION ROOM

19'8" x 16'0"

KITCHEN

15'10" x 12'5"

BEDROOM ONE

13'5" x 13'5"

ENSUITE

13'5" x 5'6"

BEDROOM TWO

13'9" x 12'9"

BEDROOM THREE

12'9" x 12'5"

BEDROOM FOUR

11'5" x 9'6"

SHOWER ROOM

12'1" x 6'1"

GARAGE



DISCLAIMER

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.

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Total floor area 203.6 sq.m. (2,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com



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