



**Hough End Lane, Leeds LS13 4EY**

**welcome to**

## **Hough End Lane, Leeds**

Summer is the perfect time to make your move and this spacious home is ready to impress.

Situated in a popular residential area, this well-proportioned three-bedroom home with three reception rooms offers flexible living space, practical features, and excellent local amenities nearby.



## Property Information

This attractive and versatile three-bedroom detached home offers generous living space, practical features, and exciting future potential. Ideally suited to families or buyers seeking flexible accommodation, the property benefits from three reception rooms and both a bathroom and additional shower room. The ground floor features a good-sized lounge, ideal for relaxing or entertaining, along with additional reception rooms that allow for dining, office space, or playroom use. The kitchen, complete with a side-facing window, provides natural light and functionality, with lino flooring for easy maintenance. There is also convenient understairs storage. An extension to the rear enhances the living space further, finished with modern laminate flooring, and leading into the shower room with WC, offering additional convenience.

This is a well-rounded and adaptable property offering a blend of comfortable living space, practical features, and future development potential. With generous room sizes, multiple reception areas, and excellent rear access, it presents a fantastic opportunity for a range of buyers.

## Entrance Hall

CCTV system already installed for added security

## Lounge

A good-sized main lounge, offering a comfortable and bright space for relaxing or entertaining.

## Kitchen

Functional kitchen featuring window to the side allowing natural light. Lino flooring for practicality and easy maintenance. Good potential for modernisation.

## Extension

Located within the rear extension, this additional reception space benefits from laminate flooring and provides flexible use as a playroom, dining area, or additional living space.

## Shower Room

Conveniently located and comprising shower, Wc, practical layout for every day use.

## Landing

The staircase leads to a fully carpeted landing, providing access to all first-floor rooms.

## Bedroom One

A large double bedroom positioned to the front of the property, offering ample space for wardrobes and furniture.

## Bedroom Two

A second double bedroom with laminate flooring, ideal for family members or guests.

## Bedroom Three

A single bedroom to the front, also finished with laminate flooring, suitable as a child's room, home office, or dressing room.

## Bathroom

Well-equipped and finished with bath with shower over, fully tiled walls and flooring.

## Front Of Property

Front Garden

low-maintenance frontage adding kerb appeal.

## Rear And Parking

Access via a private road. Parking for up to 3 vehicles, plot for a potential double garage (subject to planning).



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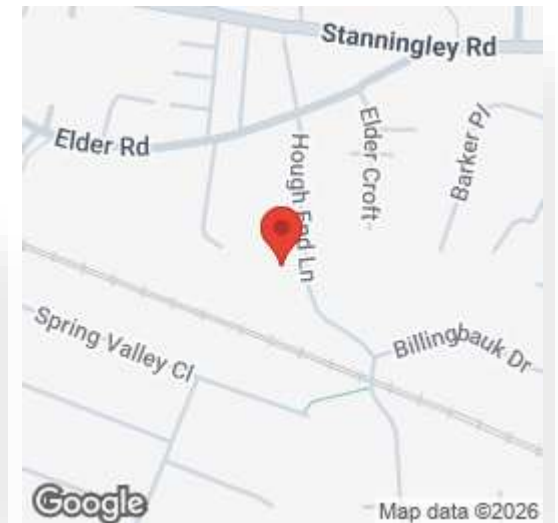
## Hough End Lane, Leeds

- Three bedrooms
- Three reception rooms
- Spacious lounge
- Kitchen with integrated appliances
- Under house storage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**