



Hardwick Way, Leeds LS15 8NY

welcome to

Hardwick Way, Leeds

A SPACIOUS & WELL PRESENTED family home offering fantastic living accommodation throughout which includes FOUR good size BEDROOMS with the master having an en-suite! Ideal for those seeking their FOREVER HOME, the rear garden offers a GREAT PLACE for ENTERTAINING, call us to view!



Please Note

The property is currently subject to a management fee/service charge of £250 per annum

Entrance Hall

Having a door to the front, and stairs to the first floor landing.

Lounge

Double glazed window to the front, and a door to the dining kitchen.

Dining Kitchen

Comprising of a modern fitted kitchen with a sink and drainer, inbuilt appliances, a window to the rear and French doors leading out to the rear garden.

Utility Room

Fitted with a sink and drainer. Door to the rear.

W.C

With a low level flush w.c, wash hand basin, and a double glazed window to the side.

First Floor**Bedroom One**

Double glazed window to the front, fitted wardrobe and a door to the en-suite.

En-Suite

Fitted with a shower, w.c, and wash hand basin. Double glazed window to the front.

Bedroom Two

Double glazed window to the rear and fitted wardrobes.

Bedroom Three

Double glazed window to the front.

Bedroom Four

Double glazed window to the rear.

Exterior

Having an open garden to the front with a lawn, double driveway, and access to the integral garage.

To the rear is an enclosed garden space with a patio seating area, and a lawn.



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welcome to

Hardwick Way, Leeds

- IMPECCABLE Detached Home
- Ideal For The Growing Family
- Modern & Beautifully Presented
- Four Good Size Bedrooms
- Double Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£425,000



Total floor area 127.2 m² (1,370 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 orientations 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. Always consult your solicitor for full particulars. Powered by www.property24.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111836 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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