



Hawkhill Gardens, Leeds LS15 7PX

welcome to

Hawkhill Gardens, Leeds

A well-presented semi-detached family home in a desirable residential area, offering three good-size bedrooms and two reception rooms. Benefiting from front and rear gardens, a gated driveway, and detached garage. Conveniently located close to local amenities, schools, and transport links.



Hallway

A welcoming hallway with stairs leading to the first floor.

Lounge

A bright and airy room with an attractive fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Dining Room

A separate dining room, perfect for more formal dining and entertaining with an exposed brick fireplace and fully glazed patio doors opening to a covered decked seating area.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and complimenting tiled splashback. There is an integrated oven and spaces for further appliances. Additionally, a useful understairs cupboard provides extra storage space.

Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A spacious double bedroom with fitted wardrobes.

Bedroom Three

A single bedroom with space for free standing furniture. This would be perfect as a nursery, guest bedroom or home office.

Bathroom

Comprising a bath with shower over and hand basin.

Wc

A separate wc.

Outside

The property has a lawned front garden with well-established hedge borders, providing a pleasant outlook and a degree of privacy. A gated driveway to the side offers convenient off-street parking and

access to the rear of the property. To the rear, a covered decked seating area accessed directly from the dining room creates an ideal space for outdoor dining and entertaining. Beyond, the low-maintenance paved garden offers a practical and versatile outdoor space, perfect for relaxing and enjoying throughout the year.

Garage

A single detached garage, perfect for storage.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Hawkhill Gardens, Leeds

- *GUIDE PRICE £270,000 - £280,000*
- WELL PRESENTED SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- FRONT & REAR GARDENS
- GATED DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112074 - 0004

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