



**Heights Way, Leeds, LS12 3SS**

**welcome to**

**Heights Way, Leeds**

A semi-detached home on Heights Way offering three bedrooms, a spacious lounge, and a large modern kitchen. With a front and rear garden and on-street parking, this property is ideal for families or first-time buyers. Early viewing advised!



## Auctioneer's Comments

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## Property Information

Situated on Heights Way, this well-presented semi-detached home offers spacious and modern living throughout. Boasting three bedrooms, a large living room perfect for family gatherings, and a generously sized contemporary kitchen, the property is ideal for both comfort and functionality. The front garden adds curb appeal with its lawned area and welcoming path, while on-street parking provides convenience. Viewing is highly advised to fully appreciate all that this lovely home has to offer.

### Entrance Hall

Entrance hall with stairs leading to the first floor.

### Lounge

18' 6" x 11' 3" ( 5.64m x 3.43m )  
Lounge featuring a radiator, laminate flooring, double glazed window to the front, and sliding doors opening to the rear garden.

### Kitchen

18' 3" x 9' 8" ( 5.56m x 2.95m )  
Kitchen fitted with wall and base units, integrated oven and gas hob, sink with drainer, tiled flooring and splashback, spotlights, and understairs storage, with a door leading to the rear and double glazed windows to the front, side, and rear, including a charming porthole window.

### Landing

Landing with stairs leading to the ground floor and a built-in storage cupboard.

### Bedroom One

12' 6" x 11' 1" ( 3.81m x 3.38m )  
Bedroom One with carpeted flooring, a radiator, built-in storage cupboard, and a double glazed window to the front.

### Bedroom Two

11' 2" x 7' 3" ( 3.40m x 2.21m )  
Bedroom Two with laminate flooring, a radiator, and a double glazed window to the front

### Bedroom Three

10' x 6' 5" ( 3.05m x 1.96m )  
Bedroom Three with laminate flooring, a radiator, and a double glazed window overlooking the rear.

### Bathroom

9' 5" x 8' 7" ( 2.87m x 2.62m )  
L-shaped bathroom featuring a wash basin, WC, bath with shower over and glass shower screen, tiled walls and flooring, radiator, and a frosted double glazed window to the rear.

### Front Garden

Front garden with a lawned area, path and steps leading to the front door, bordered by hedges and fencing.

### Rear Garden

### Parking

The property benefits from on-street parking.



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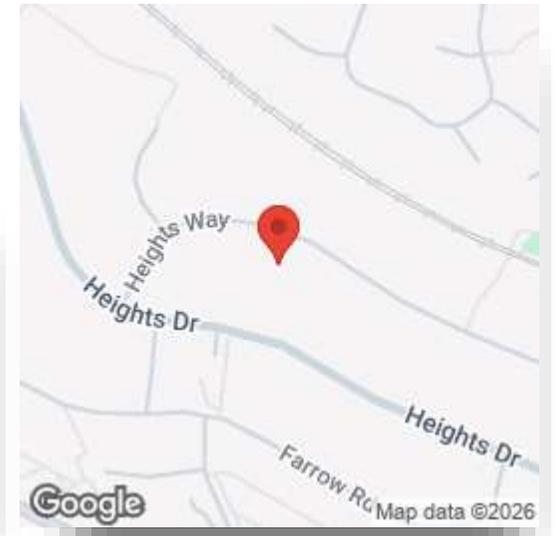
## Heights Way, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FRONT & REAR GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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