



**Hetton Road, Leeds LS8 3AE**

**welcome to**

**Hetton Road, Leeds**

A two-bedroom semi-detached home benefiting from front and rear gardens, a driveway, and a detached garage. The property offers two double bedrooms and is presented in ready-to-move-into condition, making it an excellent opportunity for a wide range of buyers. Situated in the LS8 location.



## **Hetton Road Ground Floor**

### **Hallway**

Stepping into the hallway, you'll find the lounge positioned to the right, with the stairs straight ahead leading to the first floor.

### **Lounge**

The lounge features a front double-glazed window and a fitted radiator. It is a well-proportioned room and includes a door at the rear that provides access to the kitchen.

### **Kitchen**

The kitchen is located at the rear of the property and features a double-glazed window and a fitted radiator. It is fitted with wall and base units, plumbing for a washing machine, and a sink with drainer. The kitchen also benefits from a built-in storage cupboard, and a door provides direct access to the rear garden.

## **First Floor**

### **Bedroom One**

Bedroom One features two double-glazed windows and a fitted radiator. This is a good-sized double room and is finished with carpet flooring.

### **Bedroom Two**

Bedroom Two is another well-sized double bedroom, featuring a double-glazed window and a fitted radiator. The room is finished with laminate flooring, giving it a clean and modern feel.

### **Bathroom**

The bathroom features a rear double-glazed window, a bath with an overhead shower, a toilet, and a wash basin. The walls are tiled, giving the room a clean and practical finish.

### **Outside**

The front of the property includes a paved area that provides off-street parking and leads to the detached garage, while the opposite side of the frontage is laid to lawn. A side gate offers access to

the rear garden, which is fully enclosed and features a small paved section with the remainder laid to lawn, creating a good-sized outdoor space.



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welcome to

## Hetton Road, Leeds

- NO ONWARD CHAIN
- SEMI DETACHED
- TWO BEDROOM
- FRONT AND REAR GARDENS
- DRIVEWAY AND DETACHED GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109556 - 0003

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william h brown



**0113 248 8263**



Oakwood@williambrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



**williambrown.co.uk**