



Hetton Road, Leeds LS8 3AF

welcome to

Hetton Road, Leeds

This three-bedroom semi-detached home includes two well-sized double bedrooms and a single bedroom. The property benefits from an open-plan kitchen/diner and conservatory. Additional features include a paved driveway, a detached garage, and a generous rear garden.



Hetton Road Ground Floor Porch

Entering through the front door, you step into a space featuring double-glazed windows. This area provides convenient additional storage.

Hallway

From the porch, you enter the hallway, which includes a side double-glazed window, a fitted radiator, laminate flooring, and stairs directly ahead leading to the first floor.

Lounge

The lounge features a large double-glazed bay window to the front and a fitted radiator, creating a bright and welcoming space. The room is well sized, with coving to the ceiling and carpeted flooring adding a comfortable, finished feel.

Kitchen / Dining Room

The kitchen and dining area form an open-plan space. The kitchen includes a double-glazed window, a fitted radiator, and a useful storage cupboard. It is well equipped with a range of wall and base units, a sink with drainer, a gas hob with extractor fan above, and a built-in oven. A door to the right provides access to the outside. The kitchen is fully integrated, featuring a built-in fridge/freezer, dishwasher, washing machine, and a double oven.

The dining area is spacious, featuring a built-in cupboard for additional storage and sitting directly in front of the French doors, which open into the conservatory.

Conservatory

The conservatory is a good size, featuring double-glazed windows throughout and a side door to the left providing access to the rear garden.

First Floor Bedroom One

Bedroom One includes front-facing double-glazed windows and a fitted radiator, offering a generously

sized and comfortable space. It also benefits from built-in wardrobes, providing convenient and ample storage.

Bedroom Two

Bedroom Two is a well-proportioned double room positioned at the rear of the property. It includes a double-glazed window and a fitted radiator. The room also provides convenient loft access, complete with pull-down ladders for easy entry.

Bedroom Three

Bedroom Three is located at the front of the property and features a double-glazed window and a fitted radiator. This is a single room.

Bathroom

Located at the rear, the bathroom features a double-glazed window and a fitted radiator. It includes a bath with an overhead electric shower and a wash basin. There is also a built-in storage cupboard which houses the boiler and an extractor fan.

Toilet

The toilet is separate from the bathroom and features a double-glazed window.

Loft

There is loft access from Bedroom Two via a pull-down ladder. The loft is fully boarded and is currently used as additional storage space.

Outside

The front of the property features paved flooring and a paved driveway leading to double gates at the side. From here, a pathway continues into the rear garden, providing access to the detached garage situated at the far end. The rear garden is mostly laid to lawn and offers a generous amount of outdoor space.



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Hetton Road, Leeds

- SEMI DETACHED
- THREE BEDROOM
- DRIVEWAY AND GARAGE
- SPACIOUS REAR GARDEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109652 - 0004

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



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



williamhbrown.co.uk