



**Hill Court Drive, Leeds LS13 2AN**

**welcome to**

**Hill Court Drive, Leeds**

Well-presented semi-detached home offers great kerb appeal, practical living space and a low-maintenance outdoor setup. Ideal for first-time buyers, small families, or investors, the property benefits from a gated driveway, detached garage with electric, and a suntrap rear garden.



## Property Information

Located on the highly sought-after Hillcourts development in Bramley (LS13), this attractive and well-maintained two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property immediately impresses with its excellent kerb appeal, featuring gated access to a private driveway and a neatly presented, low-maintenance front garden. Internally, it provides well-proportioned living accommodation, complemented by practical features and modern touches throughout. With the added benefits of a detached garage with electric, a sun-filled rear garden, and a popular residential setting close to local amenities and transport links, this home combines comfort, convenience, and long-term appeal in one desirable package.

## Lounge

A bright and comfortable living space featuring a bay window, allowing plenty of natural light. The room includes a bricked-up fireplace, offering character and a focal point, along with space for modern furnishings.

## Kitchen

A good-sized kitchen fitted with an integrated hob and oven, providing ample storage and worktop space. Finished with laminate flooring, and benefitting from a useful storage cupboard, making it both functional and practical for everyday living.

## Bedroom One

A generous double bedroom featuring a bay window, creating a light and airy feel.

## Bedroom Two

A small double bedroom, ideal for guests, a child's room, or a home office.

## Bathroom

A modern three-piece bathroom suite, finished to a good standard and enhanced by underfloor heating for added comfort.

## Outside

The property enjoys excellent kerb appeal, with gates leading to the driveway. The paved front garden with bark provides a neat, low-maintenance outdoor space.

A private and enclosed rear garden, positioned as a suntrap and ideal for relaxing or entertaining. The space is part lawned and part gravel, offering flexibility and ease of upkeep.

## Garage

A detached garage with electric, ideal for storage, parking, or workshop use.



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## Hill Court Drive, Leeds

- Excellent kerb appeal with gated driveway
- Detached garage with electric
- Spacious lounge with bay window
- Good-sized kitchen with integrated appliances
- Modern bathroom with underfloor heating

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116907 - 0002

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william h brown



**0113 257 2014**



[Pudsey@williambrown.co.uk](mailto:Pudsey@williambrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williambrown.co.uk](http://williambrown.co.uk)**