



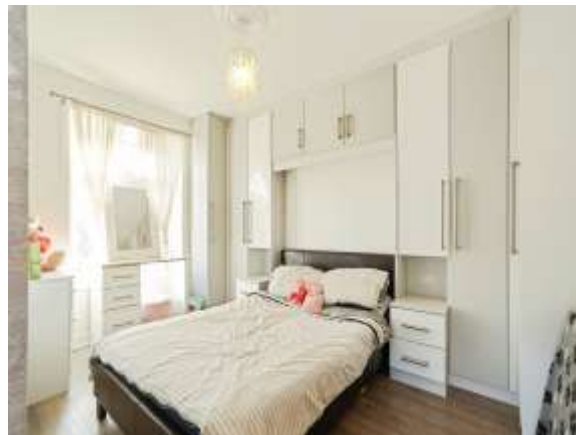
Henley View, Leeds LS13 3AQ

welcome to

Henley View, Leeds

GUIDE PRICE £210,000 - £220,000

A lovely semi detached residence, which boasts CONTEMPORARY ACCOMMODATION over three floors plus useful cellar and LOFT ROOM, which is



Property Information

This charming semi detached property on Henley View, Leeds, offers a perfect blend of modern comfort and traditional character. With spacious living areas and an inviting feature fireplace. The contemporary kitchen is equipped with a range cooker, extractor fan, and tiled flooring, ensuring practicality and elegance. Upstairs, the well-appointed bedrooms feature double-glazed windows and ample storage, with the master bedroom benefiting from a fitted wardrobe. The property boasts a large side garden and a private patio, making it an ideal retreat for relaxation and convenience.

Entrance Hall

The entrance hall features a radiator, ensuring warmth and comfort as you step inside.

Lounge

13' 7" max x 12' 6" max (4.14m max x 3.81m max)
The living room boasts a double-glazed window to the front, allowing ample natural light, carpet, and a feature fireplace that adds character and warmth to the space.

Kitchen

15' 7" max x 7' max (4.75m max x 2.13m max)
The kitchen features tiled flooring for durability and easy maintenance, plumbing for both a washing machine and dishwasher, a double-glazed window alongside a PVC door to the side for natural light and convenient outdoor access, access to cellar, and a range cooker with an extractor fan.

Cellar

Large three room cellar for a number of uses. Houses the boiler and the fusebox.

Landing

The landing features a double-glazed window to the side, allowing natural light to brighten the space and access to a boarded loft via a pull-down ladder.

Bedroom One To Front

12' 5" max x 8' 4" max (3.78m max x 2.54m max)
Features laminate flooring for a sleek, modern finish, a double-glazed window to the front allowing plenty of natural light, a fitted wardrobe for convenient storage, and a radiator ensuring warmth and comfort.

Bedroom Two to Garden

15' 6" max x 8' max (4.72m max x 2.44m max)
Bedroom Two features a double-glazed window to the side, allowing natural light to stream in, and a radiator ensuring year-round warmth and comfort.

Bathroom

5' 4" max x 5' 2" max (1.63m max x 1.57m max)
The bathroom features a frosted double-glazed window to the front, allowing natural light while maintaining privacy, a heated towel rail for added comfort, a wash basin, a low-flush WC, and a bath for relaxation, all complemented by tiled flooring and walls for a stylish and easy-to-maintain finish.

Boarded Loft Area

Offering excellent versatility and can be used for a variety of purposes. It makes an ideal home office, hobby room or study area, providing a quiet and separate space for working from home with electric and two velux window.

External

Front garden - The front garden is ideal for sitting out and has stairs to front door.

Rear garden - The rear garden boasts a large side garden, offering ample outdoor space, a patio area perfect for relaxing or entertaining, fenced borders ensuring privacy and security location providing a spacious and unique setting.



view this property online williamhbrown.co.uk/Property/PDY116898



welcome to

Henley View, Leeds

- GUIDE PRICE £210,000 - £220,000
- Two Bedroom spacious Semi Detached
- Loft Room
- Large Side Garden
- Improved by current owner

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

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116898



Property Ref:
PDY116898 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk