



Hill End Crescent, LEEDS LS12 3PW

welcome to
Hill End Crescent, LEEDS

Beautifully presented four-bedroom three-storey townhouse with integral garage and driveway. Spacious dining kitchen, large living room, principal



Property Information

This impressive modern three storey townhouse offers spacious and versatile accommodation throughout and is superbly presented with tasteful décor, attractive parquet flooring and generous room proportions. Benefitting from an integral garage, private driveway and enclosed rear garden, the property is perfectly suited to growing families and professionals alike.

To the rear, the property enjoys an enclosed garden with a paved patio area together with a lawned garden. The boundaries are a combination of walling and fencing, creating a secure and private outdoor space.

Entrance Hall

A beautiful and welcoming entrance hall sets the tone for the rest of the home, featuring attractive parquet flooring and tasteful décor. Offering a bright and spacious first impression, the hallway provides access to the ground floor accommodation with a staircase rising to the upper floors.

Living Room To First Floor

A spacious and beautifully presented living room enjoying an abundance of natural light through large windows. Offering excellent floor space for a variety of furniture arrangements, the room provides a comfortable setting for relaxing and entertaining.

Downstairs Wc

Convenient ground floor cloakroom fitted with a low flush WC and wash hand basin.

Dining Kitchen

A generously proportioned dining kitchen fitted with an attractive range of modern white wall and base units complemented by tiled splashbacks and tiled flooring. The kitchen incorporates a gas hob with extractor fan over, ample work surface space and room for a fridge freezer, together with plenty of space for a family dining table and chairs. A practical and sociable space, ideal for everyday family life and entertaining.

Dining Area

Located on the first floor, the dining area offers a versatile space suitable for formal dining, family gatherings or as an additional reception area. Well presented and conveniently positioned adjacent to the living accommodation.

Landings

The staircase and landing areas are particularly attractive features of the property, beautifully decorated and providing an elegant transition between floors. The spacious landings contribute to the overall sense of light and space throughout the home.

Bedroom One

A superb principal bedroom featuring two windows, allowing excellent natural light. This generous double bedroom benefits from a full wall of fitted wardrobes, a dedicated vanity area and the added luxury of an en suite shower room.

En-Suite

Modern en suite facilities serving the principal bedroom, providing convenience and privacy.

Bedroom Two

A spacious double bedroom with two windows creating a bright and airy feel. Offering ample space for freestanding furniture, this room is ideal for family members or guests.

Bedroom Three

A well-proportioned bedroom benefiting from fitted wardrobes and offering flexibility as a bedroom, nursery or home office.

Bedroom Four

A comfortable single bedroom which would equally suit use as a child's room, dressing room or study.

House Bathroom

A stylish family bathroom fitted with a walk-in shower, vanity wash basin unit and low flush WC. Partly tiled walls provide a contemporary finish while

maintaining practicality.

Integral Garage

An excellent addition to the property, providing secure parking, storage space or potential workshop area.

Outside

To the front is a driveway providing off-street parking and access to the integral garage. To the rear, the enclosed garden enjoys a paved patio, together with a lawned garden. The boundaries are enclosed by walls and fencing, creating a private and secure outdoor space.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Modern three storey townhouse
- Beautifully presented
- Large fitted dining kitchen
- Attractive parquet flooring
- Integral garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY113505 - 0002

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