



Hathaway Walk, LEEDS LS14 2EE

welcome to

Hathaway Walk, LEEDS

ARE YOU LOOKING for a SUPERB detached home with TWO RECEPTION ROOMS? The this property is for you! If a GROUND FLOOR W.C, an INCREDIBLE BATHROOM, FOUR BEDROOMS and a REAR GARDEN with an OUTBUILDING is A MUST, get in touch with our CROSSGATES team to view!



Entrance Hall

Having the entrance door to the front aspect, and a window also to the front. Gas central heating radiator, and stairs to the first floor landing.

Living Room

With a double glazed window to the front aspect, an electric fire, and a gas central heating radiator.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an induction hob, tiling to the splash areas, and a cooker hood over. Also includes plumbing and space for a washing machine, and dishwasher, plus space for a free standing fridge freezer. Double glazed window to the side and an opening to the second reception room and w.c.

W.C

Equipped with a low level flush w.c, a wash hand basin, and a double glazed window to the side.

Reception / Dining Room

Currently used as a playroom and having a double glazed window to the rear, a gas central heating radiator, and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the loft.

Bedroom One

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator. Door to the house bathroom.

Bedroom Two

With two double glazed windows to the rear, and a gas central heating radiator.

Bedroom Three

Double glazed window to the front, fitted wardrobe, and a gas central heating radiator.

Bedroom Four

Double glazed window to the side, and a gas central heating radiator.

House Bathroom

Featuring a free standing bath, a separate shower cubicle with an electric shower, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes a heated towel rail, and a double glazed window to the side.

Exterior

Externally the property has a a lawned garden to the front with a low wall boundary, and a single access gate.

To the rear is an enclosed garden space with a patio seating area, an artificial lawn, fenced boundaries with an access gate, and access to the outbuilding.

Outbuilding

Currently used as a gym, with double glazed French door to the side, and fitted with power points and lighting.



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welcome to

Hathaway Walk, LEEDS

- Detached Family Home
- Four Bedrooms
- Beautiful Modern Bathroom
- Two Reception Rooms
- Fantastic Family Home

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

guide price

£390,000 - £400,000



view this property online [williamhbrown.co.uk/Property/CGT107370](https://www.williamhbrown.co.uk/Property/CGT107370)

Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT107370 - 0004

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