



Hutton Road, Leeds LS14 1GE

welcome to

Hutton Road, Leeds

NEED more SPACE for your GROWING FAMILY? Then this END TOWN HOUSE could be right up your street. Offering accommodation over THREE FLOORS which includes a MASTER SUITE to the top floor, a further THREE good size bedrooms, off street PARKING plus an ENCLOSED REAR GARDEN this is a MUST VIEW!



Entrance Hall

Having the entrance door to the front aspect, a useful under stair storage cupboard, and stairs to the first floor landing.

W.C

Complete with a w.c, wash hand basin, and a gas central heating radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units, with work surfaces over. Includes a sink and drainer with mixer tap, an electric over with an electric hob, matching splash back and a cooker hood unit over. Also includes an integrated dish washer and a fridge freezer. Tiling to the floor, ceiling spotlights, and a triple glazed window to the front.

Lounge

Featuring French doors which open up onto the rear garden, and additional windows also to the rear, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a built in storage cupboard.

Bedroom Two

With a triple glazed window to the rear and a gas central heating radiator.

Bedroom Three

Triple glazed window to the front and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Also includes part tiled walls, tiling to the floor, a gas central heating radiator and a triple glazed frosted window to the front.

Second Floor Landing

With stairs continuing from the first floor and have access to the master bedroom suite

Bedroom One

Having a triple glazed window to the front aspect, a gas central heating radiator, built in storage, and a door leading through to the en-suite facilities.

En-Suite

Fitted with a shower cubicle, a wash hand basin with a vanity storage wall unit above, and the W.C. Also includes part tiling to the walls, tiling to the floor, a radiator, and a skylight window to the rear aspect.

Exterior

Externally the property has a buffer garden to the front with a lawn, some mature planting and a pathway to the front door. A driveway providing off street parking is also set to the side.

To the rear is an enclosed garden space with a patio seating area, a lawn, and a garden shed, all set within wall and fenced boundaries with a single access gate.



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welcome to Hutton Road, Leeds

- Modern End Town House
- Deceptively Spacious Living Accommodation
- Four Bedrooms
- Set Over Three Floors
- Master Bedroom With En-Suite

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

£300,000



Total floor area 113.0 m² (1,216 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111858 - 0002

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