





Hare Farm Avenue,Leeds LS12 5QB

william h brown

welcome to

Hare Farm Avenue, Leeds

Rarely does a home of this quality come to the market. Immaculately presented throughout, this attractive detached residence offers spacious and versatile accommodation combined with delightful gardens.Beautifully maintained by the current owners, this really is a must see.













Property Information
A stunning and beautifully presented two double bedroom detached property, occupying a desirable position with attractive gardens and a wonderful sense of privacy. This charming home offers an excellent blend of space, comfort and practicality making it an ideal purchase for a variety of buyers.

Beautifully maintained throughout, the accommodation is bathed in natural light and features a spacious lounge, a well-appointed dining kitchen and a delightful conservatory overlooking the garden, providing an additional reception space to be enjoyed throughout the seasons. The property further benefits from a stylish contemporary shower room, a convenient en suite and two generously proportioned double bedrooms. Externally, the home continues to impress with attractive gardens that provide the perfect setting for outdoor dining, entertaining guests or simply unwinding in peaceful surroundings. Mature planting and established boundaries enhance the sense of privacy and create a wonderful backdrop to this lovely home.

Offering ready-to-move-into accommodation with a warm and welcoming atmosphere throughout, this exceptional detached property presents a rare opportunity to acquire a home of genuine quality in a sought-after location. Early viewing is highly recommended to fully appreciate everything it has to offer.

Entrance Hall
A welcoming entrance hallway sets the tone for the rest of the home, providing access to the principal ground floor accommodation and staircase to the first floor.

Lounge
A wonderfully spacious and elegant reception room featuring a beautiful focal fireplace, decorative coving and a large front-facing window which floods the room with natural light. There is ample space for a full suite of furniture, creating a warm and inviting space in which to relax and entertain

Dining Kitchen
The heart of the home, this well-appointed dining kitchen is fitted with an extensive range of quality units and complementary work surfaces. A breakfast bar provides an ideal spot for casual dining, whilst the generous layout offers plenty of space for everyday family living. The kitchen enjoys an open flow into the conservatory, making it perfect for entertaining

Conservatory
A standout feature of the property, this stunning conservatory enjoys pleasant views over the garden and provides a versatile additional reception space. The abundance of glazing allows natural light to pour in throughout the day, creating a relaxing environment suitable for sitting, dining or enjoying the changing seasons.

Landing
Providing access to both double bedrooms and the house bathroom.

Bedroom One
A superb double bedroom of generous proportions, beautifully presented and benefiting from fitted wardrobes. The room offers ample space for additional furnishings and enjoys a pleasant outlook, creating a peaceful retreat at the end of the day

Bedroom Two
A further excellent double bedroom, tastefully decorated and enjoying natural light from the window.

Bathroom
Shower Room
Finished to a high standard, the contemporary shower room is fitted with a modern suite incorporating a stylish vanity unit, WC and walk-in shower enclosure with attractive tiled surrounds, creating a luxurious spa-like fee

Outside
The property is complemented by delightful gardens which provide a wonderful outdoor retreat. Patio seating areas offer the perfect setting for al fresco dining and entertaining, whilst the lawned sections are surrounded by mature planting, hedging and established trees which enhance both privacy and character. A useful garden shed provides additional storage.

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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Hare Farm Avenue, Leeds

- Stunning detached home
- Beautifully presented throughout
- Well-equipped dining kitchen
- Impressive conservatory
- Spacious lounge with feature fireplace

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

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117430

The Property Ombudsman

Property Ref:
PDY117430 - 0002

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