

Hebden Green | Whinmoor | LS14 2BE £175,000

Three Bedroom Terrace House | Council Tax Band A | EPC Rating C

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*** THREE BEDROOM TOWNHOUSE * GARAGE & OFF ROAD PARKING * CHAIN FREE ***

This three-bedroom townhouse in Hebden Green, within the LS14 area of Leeds is offered chain free and requires modernisation throughout.

The ground floor provides a good-sized reception room with direct access to the rear garden through French doors, and offers a flexible layout for living and dining furniture. The fitted kitchen diner is of generous proportions, with extensive solid oak wall and base units which could be renovated rather than replaced and a large amount of worktop space. There is space and plumbing for a washer plus a small breakfast area.

Upstairs are three bedrooms, all with windows providing natural light and scope to reconfigure and update. Two of the bedrooms have fitted wardrobes across one entire wall. The bathroom includes a white three-piece suite with shower over the bath. Décor and floor coverings are largely original and the property presents an opportunity for a buyer to refurbish to their own taste.

Outside, the house benefits from an enclosed rear garden with patio, planting beds and fenced boundaries, offering potential to create a pleasant outdoor seating or family space. There is also a hardstanding area to the front which provides off road parking and a large garage.

Hebden Green is well placed for local amenities in Seacroft, including Seacroft Green Shopping Centre and a range of everyday shops, cafés and services in addition to 'The Springs' at Thorpe Park which offers an Odeon cinema, Marks & Spencer food hall and Next clothing. Schooling options are available locally for primary and secondary ages. Bus services along nearby main routes provide regular links into Leeds city centre, with typical journey times of around 20–30 minutes. Further links via main arterial roads such as the new Ring Road which gives quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds.

*** Call now to arrange your visit ***





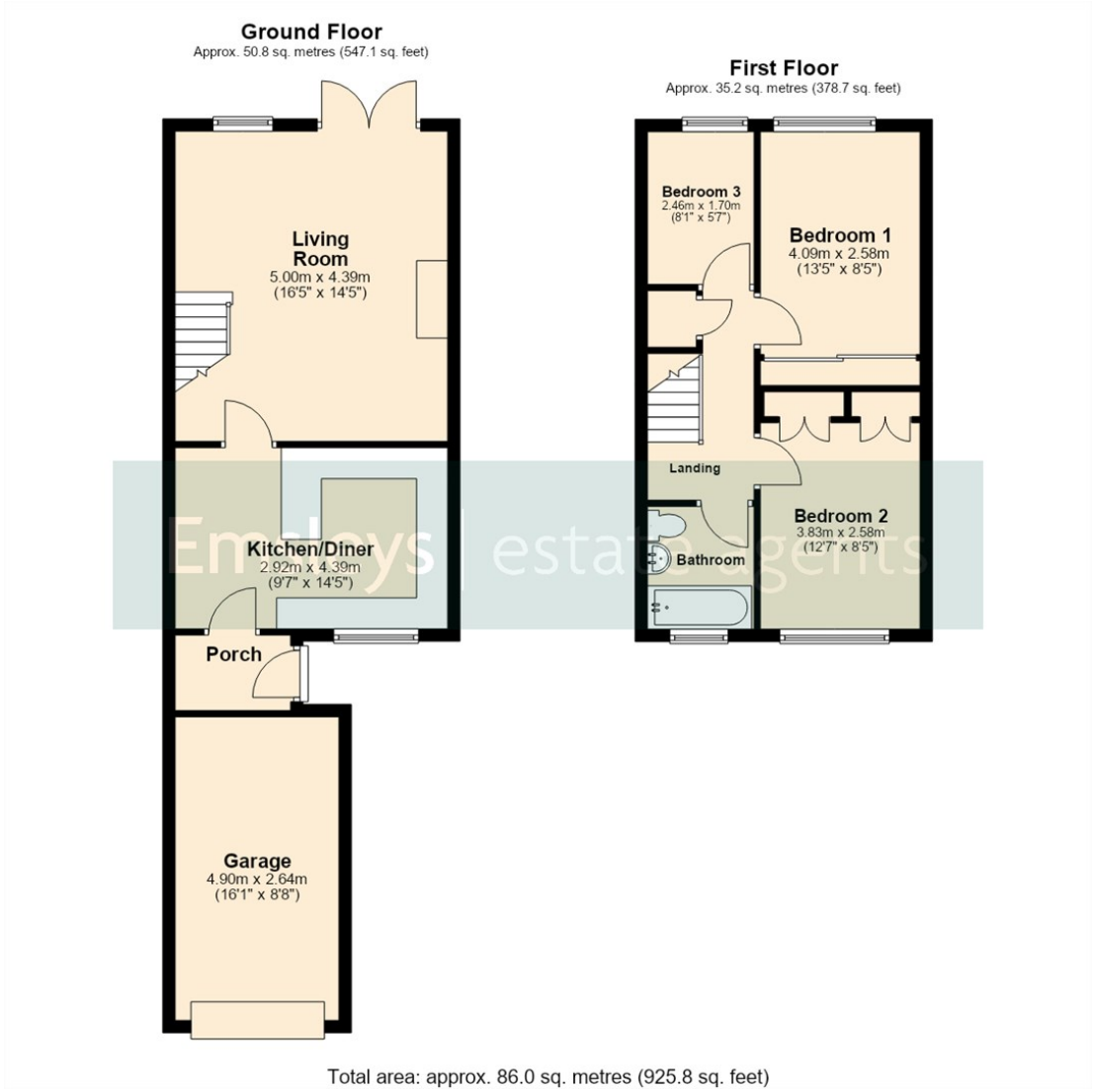












Total area: approx. 86.0 sq. metres (925.8 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

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