

Hathaway Walk,LEEDS LS14 2EE

william h brown

welcome to

Hathaway Walk, LEEDS

A SUPERB detached home with TWO RECEPTION ROOMS! LOUNGE, KITCHEN DINER & PLAY ROOM. Offering GROUND FLOOR W.C, an INCREDIBLE BATHROOM and a REAR GARDEN with an OUTBUILDING currently used as a GYM. A viewing is A MUST! Call us today













Entrance Hall
Having the entrance door to the front aspect, and a window also to the front. Gas central heating radiator, under stair storage with the gas central heating boiler, 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, airing cupboard storage, and a gas central heating radiator. Door to the house bathroom.

Bedroom Two
With two double glazed windows to the rear, a second access hatch to the loft, and a gas central heating radiator.

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

Bedroom Four / Study
A versatile space currently used as a children's bedroom and having 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
A versatile space currently used as a gym and having fitted units for a utility room, a home office or cinema room. With double glazed French door to the side, and fitted with power points and lighting.

welcome to

Hathaway Walk, LEEDS

- Four Bedroom Detached Family Home
- Two Reception Rooms
- Lounge, Kitchen Diner & Play Room
- Beautiful Modern Bathroom & Ground Floor W.C
- Front & Rear Garden

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

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT107370

The Property Ombudsman

Property Ref:
CGT107370 - 0005

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