

Hutton Road,Leeds LS14 1GE

william
h brown

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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Hutton Road, Leeds

- Guide Price £290,000 - £300,000
- Modern End Town House
- Deceptively Spacious Living Accommodation
- Four Bedrooms
- Set Over Three Floors

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

guide price

£290,000 - £300,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111858

The Property Ombudsman

Property Ref:
CGT111858 - 0006

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