

Ornella's Estates

PROUDLY INDEPENDENT



165 Butcher Hill

, Leeds, LS16 5EA

Price £229,950



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INTRODUCTION

Discover this stunning and beautifully presented end-terrace home, the perfect choice for first-time buyers, downsizers, or anyone seeking a stylish property that's ready to move straight into. Immaculate throughout, this true gem enjoys enviable views across open playing fields while still being just moments from local shops, transport links and everyday amenities.

Boasting fantastic kerb appeal, the home opens with an inviting entrance hallway leading to a spacious family lounge/dining room, a warm, welcoming space ideal for relaxing or entertaining. The modern fitted kitchen is equally impressive, complete with a useful pantry, offering practicality as well as style.

Upstairs, you'll find two beautifully finished double bedrooms and a contemporary house bathroom, creating a comfortable and well-balanced layout.

The exterior is just as impressive. Accessed via double wrought-iron gates, the front of the property features a beautifully maintained paved driveway and a neat lawned area. To the rear, a larger-than-average, privately enclosed garden provides the perfect space for children to play or for hosting gatherings with family and friends. With a paved seating area, generous lawn and two sizeable garden sheds, it's a fantastic outdoor space to enjoy throughout the warmer months.

This is a truly lovely home, impeccably cared for, wonderfully located, and sure to attract strong interest. Early viewing is highly recommended to avoid disappointment.

WHAT OUR VENDORS SAY

LOCATION

Nestled in the well-connected and highly desirable area of West Park, Butcher Hill offers residents all the comforts of suburban living with wonderful links to green space, amenities and neighbouring towns. Right on your doorstep is Abbey Grange Church of England Academy, the local secondary school, while close-by primaries such as St Chad's Church of England Primary School, Hawksworth Wood Primary School and Weetwood Primary School ensure families with children have excellent schooling options within easy reach.

For everyday essentials and convenience, residents benefit from local shops, including a small supermarket, The Co-operative Food on Butcher Hill itself, as well as cafés, takeaways and pubs such as The Dalesman.

Butcher Hill is superbly placed for outdoor enthusiasts: a short stroll from

the peaceful woodland of Hawksworth Wood, beloved locally for its mixture of scenic woodland, open fields, walking and cycle paths, and even a skatepark and playground, making it a perfect escape for families, dog-owners or anyone who enjoys nature right on their doorstep.

And for longer countryside escapes, you're within easy reach of Golden Acre Park and the broader walking-trail network along the Leeds Country Way / Meanwood Valley Trail, offering lakeside walks, woodland and well-kept gardens.

Perhaps most appealing of all is how close you are to Horsforth, just a short drive or quick rail journey away. Horsforth brings the charm of a vibrant village-style community with cafés, independent shops, pubs, restaurants, supermarkets, gyms and community facilities, plus excellent access to more extensive amenities while still keeping that friendly neighbourly atmosphere.

All in all, Butcher Hill combines convenience, community, schooling, shops and countryside opportunities, making it a superb location for families, professionals or anyone seeking a balanced, well-connected lifestyle in north-west Leeds.

HOW TO FIND THE PROPERTY

SAT NAV LS16 5EA

APPROACH

As you approach this lovely home, you immediately notice the kerb appeal it offers, along with the views over the playing fields. Comprising:

ENTRANCE HALLWAY

Step inside via the attractive composite entrance door to the front elevation, and immediately feel at home. Comprising Upvc double glazed window to the side elevation. Stairs to first floor. Understairs storage. Single radiator. Doors leading to:

SPACIOUS FAMILY LOUNGE/DINING ROOM

21'1" x 10'2" into recess (6.43 x 3.11 into recess)

What a lovely welcoming room. Offering an abundance of natural light and comprising Upvc double glazed windows to the front and rear elevation with beautifully fitted shutters. Double radiator. Electric feature fireplace. TV point. Coving to ceiling. Great for relaxing with family and friends.

MODERN FITTED KITCHEN

11'11" x 7'3" (3.65 x 2.21)

A beautifully fitted kitchen comprising Upvc double glazed window to the rear of the property overlooking the garden. Upvc double glazed door to the side elevation. A wide range of modern wall and base units with laminate worktops over. Integral gas hob with extractor fan over.

Tel: 01943 661506

Integral electric cooker. Integral microwave. Integral washing machine and fridge freezer. Doors opening into pantry housing the dryer. Stainless steel sink. Contemporary splash back.

FIRST FLOOR

LANDING AREA

Spacious landing area comprising Upvc double glazed window to the side elevation. Access to loft. Doors leading to:

BEDROOM.1.

12'9" fitted wardrobes x 8'10" (3.91 fitted wardrobes x 2.70)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation with views over the playing field. Fitted wardrobes. Radiator. Storage cupboard. TV point.

BEDROOM.2.

10'4" x 9'1" fitted wardrobes (3.15 x 2.78 fitted wardrobes)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation over looking the garden. Fitted wardrobes. Single radiator. Storage room.

HOUSE BATHROOM

7'3" x 5'5" (2.23 x 1.67)

Comprising Upvc double glazed windows to the rear and side elevations allowing ample natural light. Bath with electric shower over. Vanity unit with built in wash hand basin, storage cupboard and low level w.c. Part tiled walls. Radiator.

OUTSIDE

FRONT GARDEN AND PARKING

Accessed via double wrought-iron gates, the front of the property features a beautifully maintained paved driveway and a neat lawned area.

PRIVATELY ENCLOSED REAR GARDEN

To the rear, a larger-than-average, privately enclosed garden provides the perfect space for children to play or for hosting gatherings with family and friends. With a paved seating area, generous lawn and two sizeable garden sheds which are brick built with timber cladding, it's a fantastic outdoor space to enjoy throughout the warmer months.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



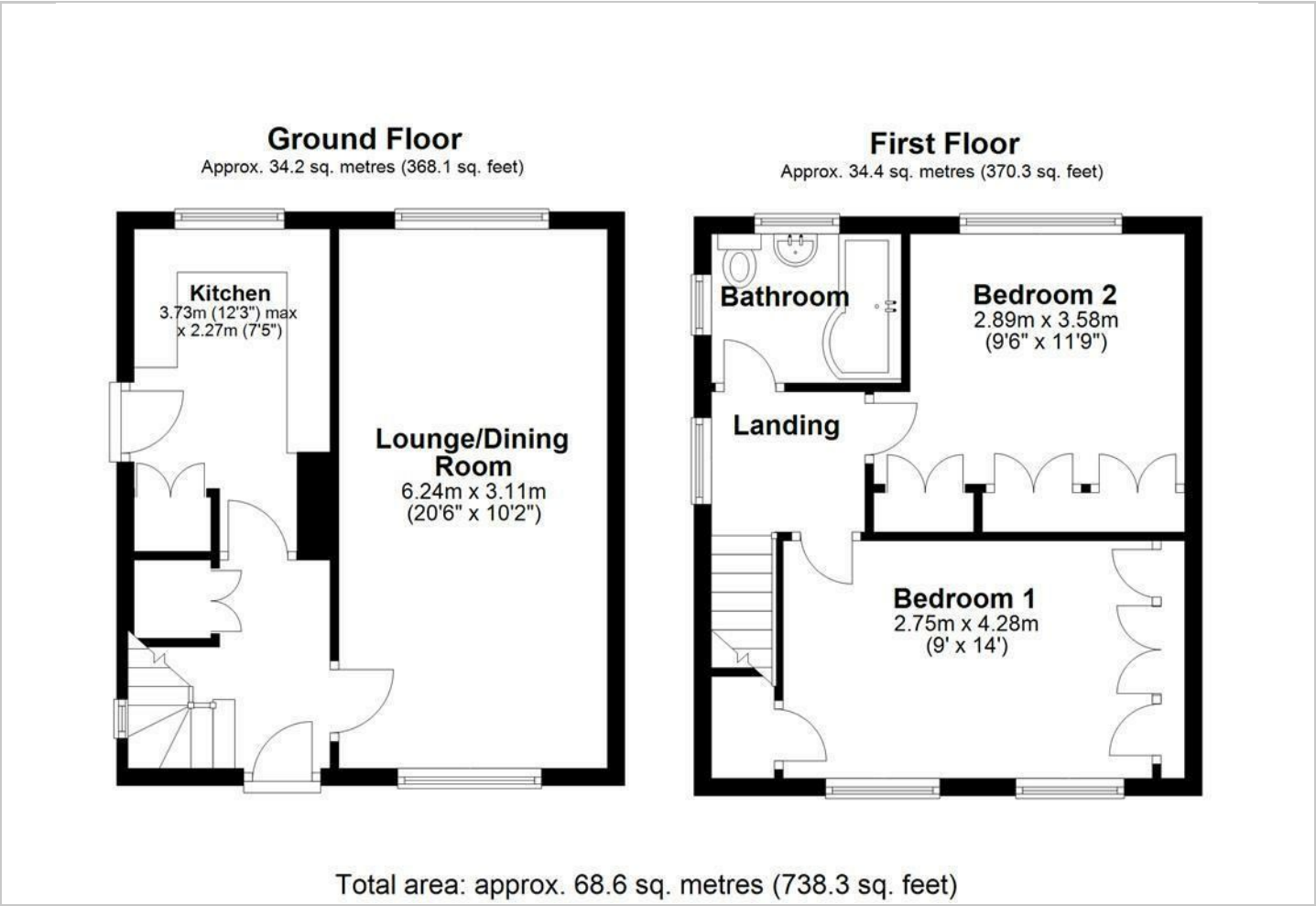
Hybrid Map



Terrain Map



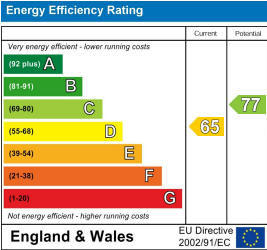
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.