







Hillam Hall View, Leeds

- STUNNING 4 BEDROOM DETACHED HOME
- LUXURY EN-SUITE & FAMILY BATHROOM
- DRIVEWAY, GARAGE & EV CHARGING POINT
- BESPOKE KITCHEN WITH AGA
- BEAUTIFUL PRIVATE GARDEN
- EPC - C / COUNCIL TAX BAND - F

HUNTERS®
EXCLUSIVE

Asking Price £585,000

Hillam Hall View, Leeds

DESCRIPTION

Hunters Wetherby are extremely proud to be present his absolutely stunning four-bedroom detached home in the beautiful village of Hillam.

An exceptionally presented four-bedroom detached home, offering beautifully appointed interiors, generous living accommodation and an idyllic private garden. Thoughtfully designed throughout, this impressive property combines stylish modern living with warm, homely touches, making it an ideal family home.

A welcoming entrance hallway provides access to the principal living spaces. The beautifully cosy living room features a multi-fuel stove, creating a wonderful focal point and the perfect space to relax and unwind. The adjoining dining room offers excellent space for entertaining family and friends.

The heart of the home is undoubtedly the bespoke handmade kitchen, complete with luxurious granite worktops, an Aga and a range of integrated appliances including a dishwasher, fridge and oven. The kitchen flows seamlessly into a large open-plan dining area, with wonderful views over the peaceful and beautifully maintained garden.

The ground floor is further complemented by a convenient downstairs WC, while the integral garage provides excellent additional storage, including useful storage above. The garage is fitted with an electric roller door for added convenience.

Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a stunning en-suite shower room, featuring a waterfall shower, heated towel rail and excellent built-in storage.
The second double bedroom is also beautifully presented, with fitted wardrobes and integrated bedside tables, providing both style and practicality.

The main family bathroom is simply stunning, featuring beautiful tiling, a heated towel rail, contemporary vanity-style sink and WC, alongside a gorgeous freestanding floating bath - the perfect place to relax.

The fourth bedroom which is currently being used as a spacious dressing room provides an abundance of storage, with deep fitted wardrobes and rails, making it a fantastic addition to the home. The third bedroom is currently utilised as a gym and home office, but offers excellent flexibility and ample space to comfortably serve as a third bedroom.

Further storage is provided by a useful airing cupboard in the hallway, while the boarded loft offers an exceptional amount of additional storage space.

Externally, the property benefits from a private driveway providing parking for two vehicles, alongside an electric vehicle charging point.

The beautifully landscaped rear garden is a true peaceful haven, featuring a stunning pond, a generous patio area with space for outdoor seating and a wonderful spot to sit and enjoy the sunshine. An outdoor wireless lighting switch allows the garden to be beautifully illuminated in the evening, creating a warm and inviting ambience - perfect for relaxing or entertaining.

A home office will also be added in the rear garden at the end of September, which will be fully insulated and offers the perfect space and is ideal for those working from home.

Hillam is a popular village with a a pub, recreational facilities and clubs. The neighbouring village of Monk Fryston has a primary school and shop. The nearest town is Tadcaster which has a wide rnge of facilites and a renowned secondary school. Leeds and York are respectively 16 and 14 miles away both having rail connections throughout the UK. The A1(M) is within 7 miles linking the major towns and business centres of Yorkshire and the North East.











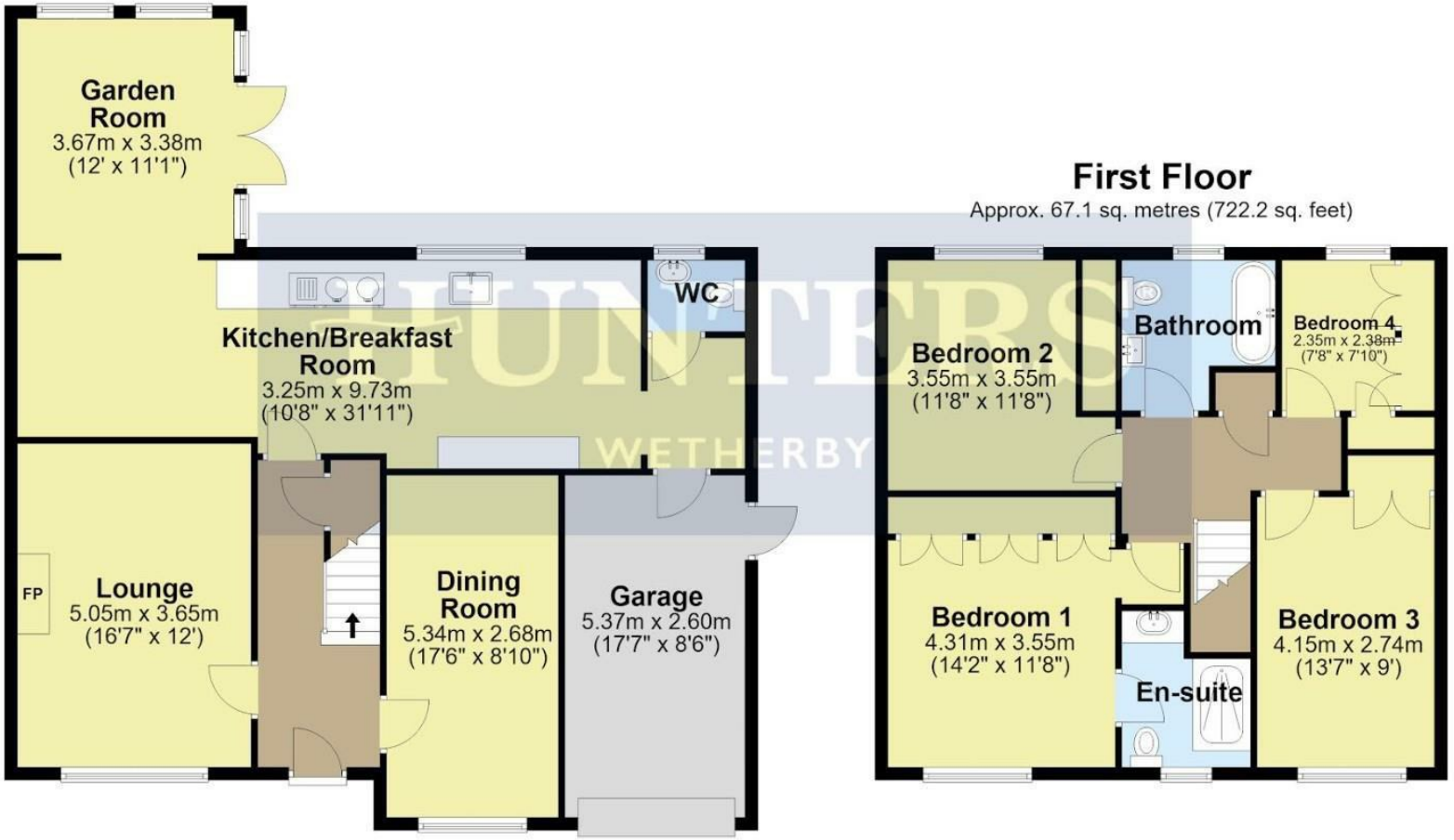






Ground Floor

Approx. 105.9 sq. metres (1140.0 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.2 sq. feet)

Total area: approx. 173.0 sq. metres (1862.2 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

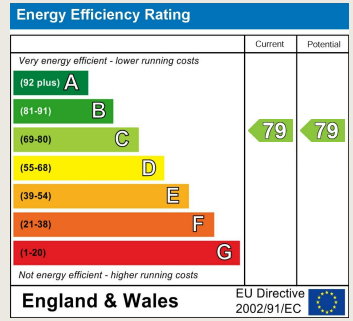
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



particulars are intended to give a fair and reliable description of the ty but no responsibility for any inaccuracy or error can be accepted and do nstitute an offer or contract. We have not tested any services or appliances ding central heating if fitted) referred to in these particulars and the asers are advised to satisfy themselves as to the working order and ion. If a property is unoccupied at any time there may be reconnection es for any switched off/disconnected or drained services or appliances - All irements are approximate.

KING OF SELLING? If you are thinking of selling your home or just s to discover the value of your property, Hunters would be pleased to e free, no obligation sales and marketing advice. Even if your home is e the area covered by our local offices we can arrange a Market Appraisal h our national network of Hunters estate agents.

The Property Ombudsman