

44 Hilton Road, Leeds, West Yorkshire, LS8 4HA

Energy Rating: D | Council Tax: B

Asking Price £300,000

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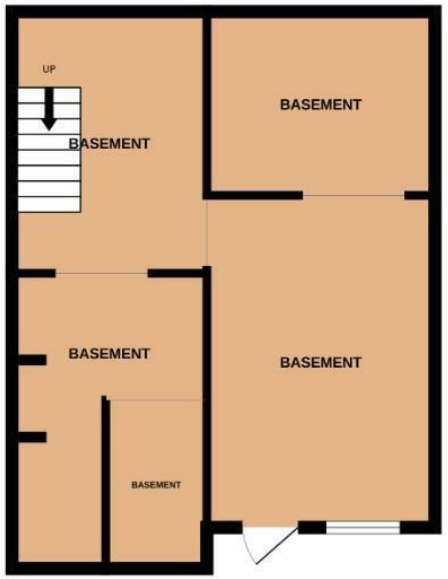
SUPER FAMILY HOME – IN NEED OF MODERNISATION – EXCELLENT POTENTIAL – MID-THROUGH TERRACE HOUSE – FIVE BEDROOMS – GARDENS TO THE FRONT AND REAR – FULL BASEMENT – OPEN PLAN KITCHEN DINING ROOM - CHAPEL ALLERTON - NO CHAIN

In need of modernisation but with huge potential, this five bedroom mid-through terrace house, is an ideal opportunity for growing families, first time buyers or anyone looking for well appointed space. Located on the border of Chapel Allerton, the property is close to schools, shops, restaurants, parks, cafes, pubs, bars and transport links to name just some of the great amenities close by. There are gardens to the front and rear as well as ample on street parking, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing, bathroom and separate w/c. On the second floor there are two further bedrooms and a landing. There is a full basement below, mainly used for storage. Energy Rating - D

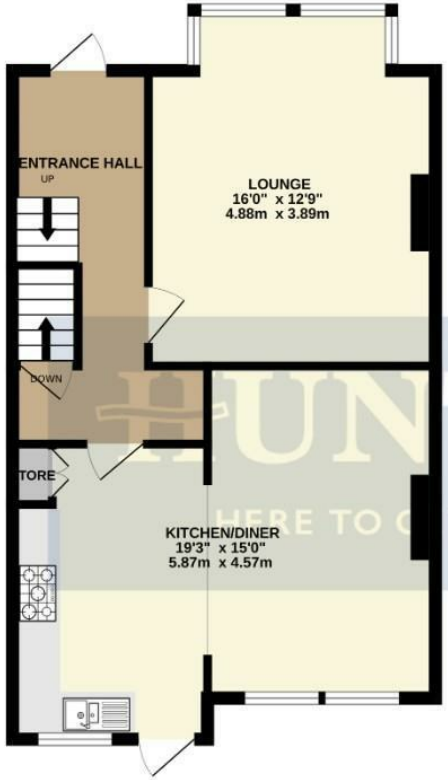
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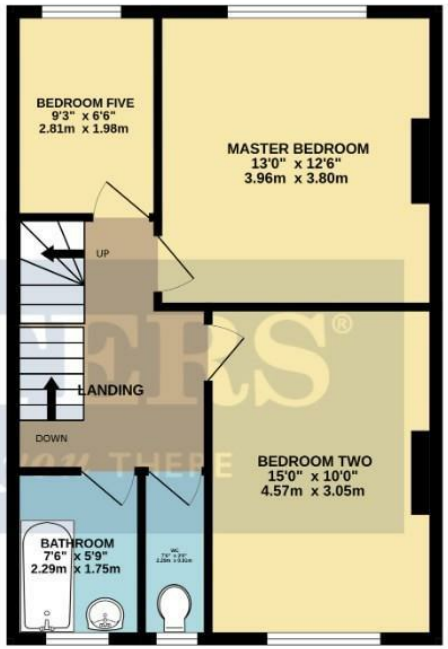
BASEMENT
460 sq.ft. (42.7 sq.m.) approx.



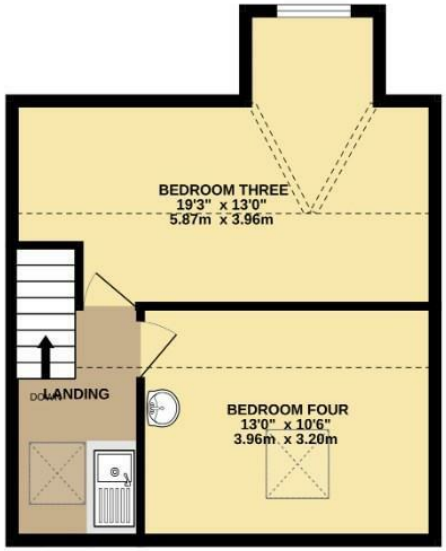
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



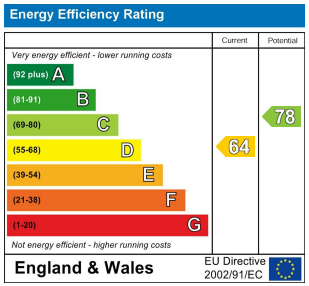
2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

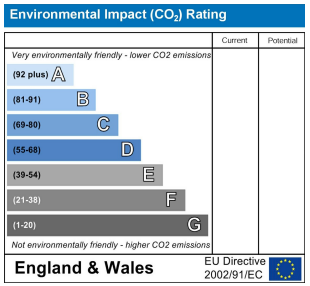


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TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall
16'9" (max) - 8'9" (max)
Stairs to the upper level and access to the basement.

Lounge
16'0" (max) - 12'9" (max)
Radiator, wood burning stove with surround and bay window.

Kitchen Dining Room
19'3" (max) - 15'0" (max)
Stainless steel sink with drainer, five ring gas burner with extractor over, double fan oven, tiled splash back, door to the rear gardens, gas fire, radiator and a range of wall and base units.

1st Floor Landing
11'0" (max) - 8'9" (max)
Stairs to the upper and lower level.

Master Bedroom
13'0" (max) - 12'6" (max)
Radiator.

Bedroom Two
15'0" (max) - 10'0" (max)
Radiator.

Bedroom Five
9'3" (max) - 6'6" (max)
Radiator.

Bathroom
7'6" (max) - 5'9" (max)
Bathroom with shower over, part tiled walls, wash hand basin and radiator.

Separate W/C
7'6" (max) - 3'0" (max)
W/c.

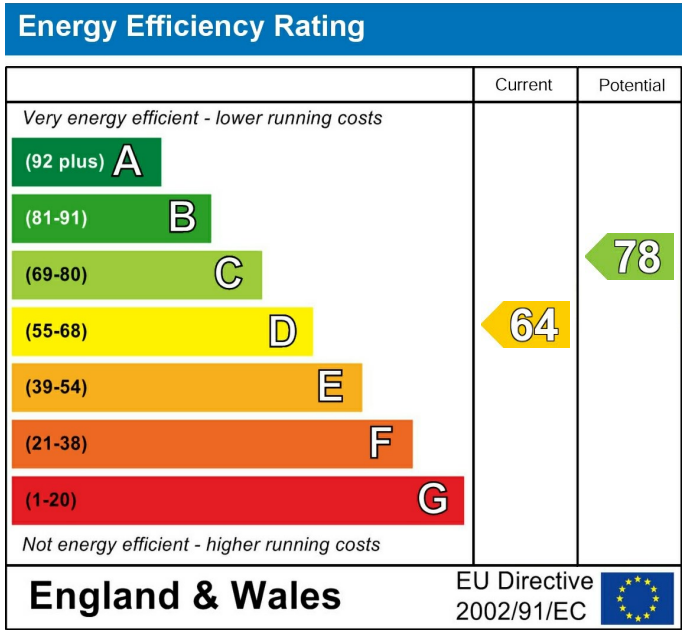
2nd Floor Landing
10'6" (max) - 6'0" (max)
Velux window, stairs to lower levels and stainless steel sink with drainer.

Bedroom Three
19'3" (max) - 13'0" (max)
Radiator.

Bedroom Four
13'0" (max) - 10'6" (max)
Velux window, wash hand basin and radiator.

Front Gardens
Paved areas, bushes, trees and dwarf wall.

Rear Gardens
Patio area, stairs to the basement, flower beds, bushes, plants and hedges.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.




































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