

# HUNTERS®

HERE TO GET *you* THERE

**Hawkswood Crescent, Kirkstall, LS5**

**Guide Price £270,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





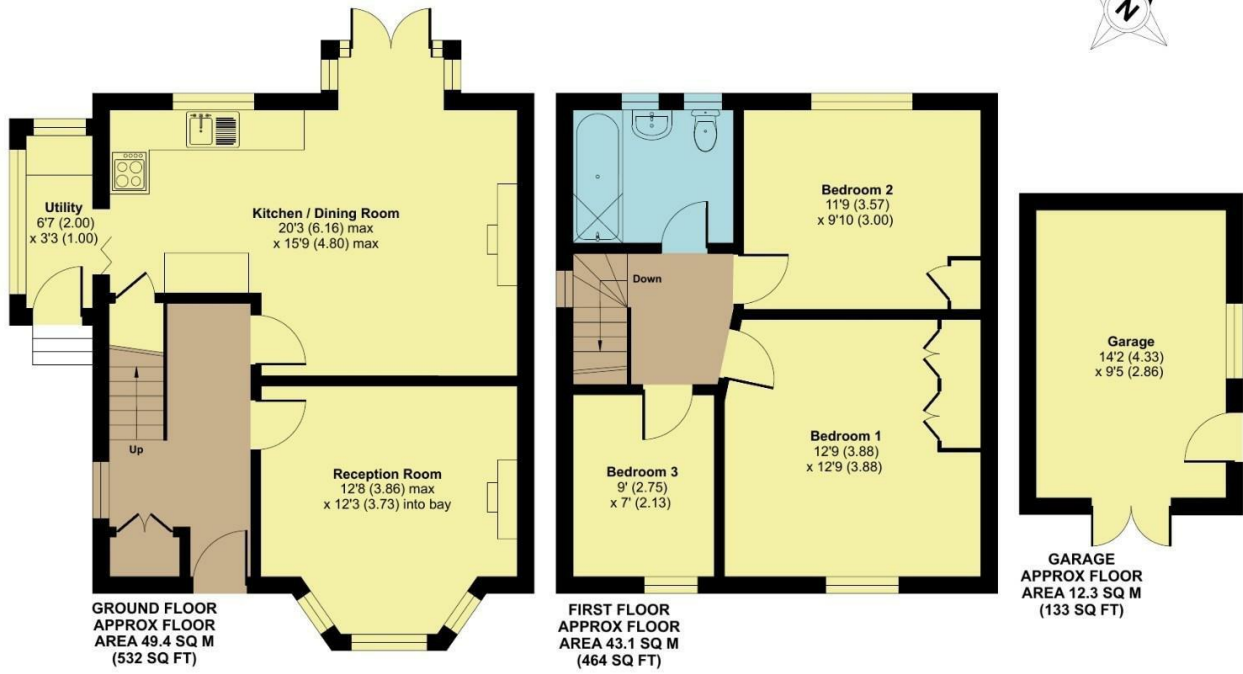
## Hawkswood Crescent, Leeds, LS5

Approximate Area = 996 sq ft / 92.5 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1263150

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Hawkswood Crescent, Kirkstall. Welcome to this superb three-bedroom semi-detached home, beautiful larger than average garden, perfectly positioned in a popular location close to reputable nurseries, schools, and excellent commuter links to the city centre. This move-in-ready property is ideal for first-time buyers or growing families.

## Key Features:

- **Immaculately Presented:** This well-maintained and modernised home is ready for you to unpack your bags and settle in straight away.
- **Welcoming Hallway:** A spacious entrance hall with a handy storage cupboard keeps coats and shoes neatly tucked away.
- **Bright and Airy Living Room:** Featuring a charming bay window and an electric feature fire, this room offers a light-filled and inviting space to relax.
- **Kitchen/Diner - The Heart of the Home:** The stylish cream kitchen with wooden worktops seamlessly blends with a beautiful dining area. A feature fireplace adds character, while double doors open out to the patio, making this an ideal space for entertaining.
- **Utility Area:** Provides additional space for a washer/dryer and includes a convenient side door entrance.
- **Three Generous Bedrooms:** The master bedroom benefits from fitted wardrobes, the second is currently used as a snug/dressing room, and the third is set up as a versatile office/studio space.
- **Family Bathroom:** Neutrally decorated with a shower over the bath, fitted storage, and a fresh, clean finish.
- **Ample Parking & Garage:** The front of the property offers plenty of off-street parking, a low-maintenance pebble-pattern garden, and gated access leading to a secure single garage.
- **Stunning Rear Garden:** This larger-than-average outdoor space is a true highlight. The beautifully maintained lawn provides ample space for children to play, while carefully arranged raised vegetable beds allow you to grow your own produce. The Indian stone patio offers an ideal setting for outdoor dining, summer barbecues, or simply relaxing in the sunshine. A dedicated seating area creates a tranquil spot to unwind, and the garden's fully enclosed design ensures privacy and security for both children and pets. This thoughtfully designed outdoor space offers something for everyone, whether you're an avid gardener, enjoy entertaining, or simply want a peaceful retreat.

This beautiful home clearly reflects the love and care that has gone into maintaining it. Don't miss your chance to view this fantastic property – book your appointment today to see its full potential!

## Features

- THREE BEDROOM SEMI DETACHED • MOVE IN READY - BEAUTIFULLY PRESENTED • KITCHEN / DINER WITH ACCESS TO PATIO • UTILITY AREA • OFF STREET PARKING & GARAGE • SUPERB LARGER THAN AVERAGE GARDEN • POPULAR LOCATION • EPC RATING:- C • COUNCIL TAX BAND:- A