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Coal Hill Gardens

Leeds, LS13 1DP

£170,000

2 1 1 C

Council Tax: A





20 Coal Hill Gardens

Leeds, LS13 1DP

£170,000







- No onward chain
- Fantastic open plan living arrangement
- South facing, low maintenance garden
- Excellent built-in storage throughout
- Super modern house bathroom
- Spacious end of row property
- Two excellent double bedrooms
- Generous lounge with feature fireplace
- Superb location close to Farsley & Rodley
- Council tax band: A

Offered to the market with no onward chain, this charming and spacious two double bedroom end of row home is beautifully presented throughout, boasting a fantastic open plan living arrangement, modern kitchen and bathroom, excellent built-in storage and a delightful south facing rear garden. Perfectly positioned just off Coal Hill Lane, the property enjoys a superb location between the ever-popular Farsley and Rodley, offering a wonderful balance of local amenities, transport connections and scenic canalside walks.

The location really does offer something for everyone! The increasingly desirable Farsley village is nearby, with its fantastic selection of independent cafés, restaurants, bars and shops, whilst picturesque Rodley offers lovely canalside walks and popular local pubs. Families are equally well catered for with nearby schools, whilst excellent local bus services, ring road, and access to Bramley and New Pudsey railway stations provide convenient connections towards Leeds city centre and beyond.

Stepping inside, a welcoming entrance porch provides the perfect everyday space for coats and shoes, complemented by handy understairs storage. An internal hallway offers a further built-in cupboard, with plush grey carpeted stairs rising to the first floor.

The real heart of this home is undoubtedly its wonderfully spacious and sociable open plan kitchen, dining and living arrangement, offering an impressive amount of flexibility to suit modern lifestyles. The beautifully presented kitchen is fitted with a stylish range of white wall and base units, contrasting work surfaces and tiled splashbacks, with practical space for freestanding appliances. There is ample room for a dining table, perfectly positioned beside the sliding patio doors, allowing natural light to flood the room whilst providing direct access out onto the south facing garden. Whether enjoying everyday family meals or entertaining friends, this really is a lovely space to spend time.

Adjoining the kitchen diner, a partially partitioned living room provides a fantastic balance between open plan living and a more defined, cosy seating area. Generously proportioned and tastefully decorated, the room is centred around an attractive marble-effect fireplace with gas fire, creating a lovely focal point. Natural light from the rear aspect adds to the bright and welcoming feel, whilst the versatile layout allows buyers to configure their furniture and living spaces to suit their own needs.

To the first floor, a spacious landing provides access to two excellent double bedrooms, both beautifully presented and enjoying plenty of natural light. The generous main bedroom offers a fantastic amount of space, complemented by deep fitted wardrobes with mirrored sliding doors, providing excellent storage without compromising on floor space. The second bedroom is another well-proportioned double, ideal for guests, family members or those requiring a comfortable home working space.

The super stylish house bathroom is finished to a modern standard and comprises a P-shaped bath with overhead rainfall-style shower, pedestal wash basin with chrome mixer tap and W/C. A chrome heated towel rail and frosted window with fitted blind complete this bright and contemporary suite.

Practicality continues onto the landing, where two additional built-in cupboards provide valuable storage, one housing the boiler and the other fitted with shelving, perfectly positioned for towels and bathroom essentials. Combined with the storage on the ground floor and fitted bedroom wardrobes, this is a home that makes excellent use of its space.

Externally, the property enjoys a delightful south facing rear garden, providing a wonderful suntrap for those brighter days. Predominantly flagged for easy maintenance and enclosed by timber fencing, the garden offers a pleasant degree of privacy and a lovely space for outdoor dining, entertaining or simply relaxing in the sunshine. Best of all, with very little upkeep required, weekends can be spent enjoying the garden rather than maintaining it!

Offered with no onward chain, this beautifully maintained and thoughtfully arranged home presents an exciting opportunity for first time buyers, downsizers and anyone seeking a comfortable, ready-to-enjoy property in a fantastic location. Early viewing is highly recommended!

Tel: 0113 257 6198

KITCHEN
15'8" x 9'8" (4.78m x 2.97m)

LIVING ROOM
12'6" x 11'6" (3.82m x 3.53m)

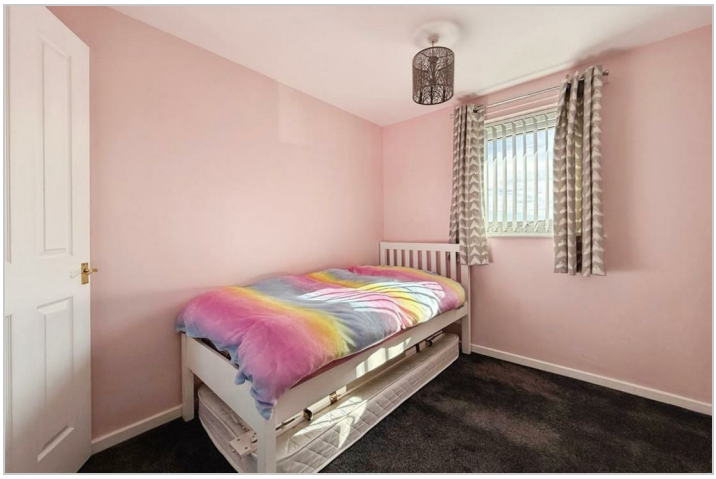
BEDROOM ONE
11'3" x 9'8" (3.44m x 2.95m)

BEDROOM TWO
9'8" x 8'0" (2.95m x 2.45m)

BATHROOM
6'9" x 5'9" (2.06m x 1.77m)









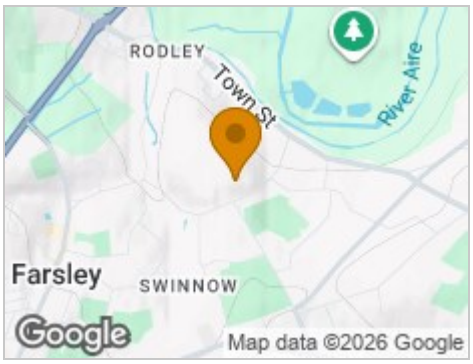
Road Map



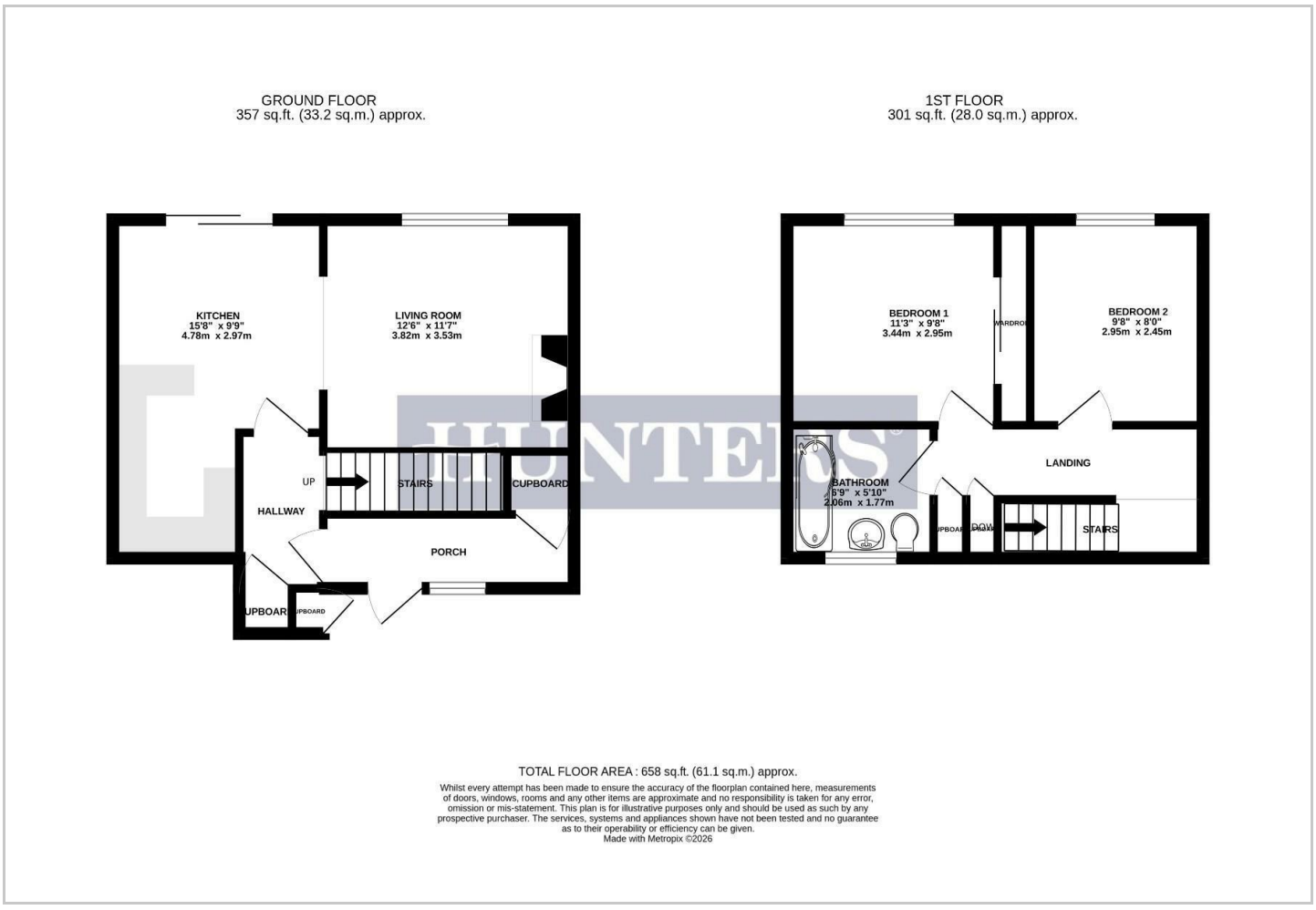
Hybrid Map



Terrain Map



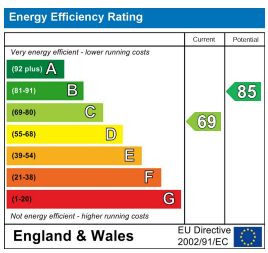
Floor Plan

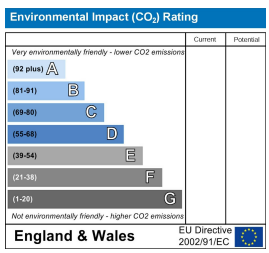


Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
THINKING OF SELLING? 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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