

HUNTERS[®]

HERE TO GET *you* THERE



Hawkswood Crescent

Leeds, LS5 3PT

£265,000



Council Tax: C



73 Hawkswood Crescent

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£265,000



- Immaculate three-bedroom end terrace
- Stylish open-plan kitchen diner
- Sage shaker-style units and integrated appliances
- Popular development near Hawksworth park
- Beautiful bay-fronted living room
- Modern bathroom with bath and shower over
- Driveway providing ample off-street parking
- Impressive garden plot
- Garage with power providing excellent storage
- EPC & Council tax: C

This well-presented three-bedroom end terrace home is situated in a quiet development in the popular Hawksworth area of Leeds, offering an immaculate and move-in ready property that would make an ideal purchase for first-time buyers, young families or those looking for a home ready to enjoy from day one.

Internally, the property is finished to a lovely standard throughout. The ground floor offers a welcoming bay-fronted living room, providing a bright and comfortable main reception space with fitted shelving and storage. To the rear, the open-plan kitchen diner is a real focal point of the home, fitted with attractive sage shaker-style units, contrasting white worktops, herringbone-style flooring, an integrated fridge/freezer, double oven and tiled splashback.

From the kitchen, there is direct access into the conservatory, which is a brilliant practical addition to the home. With power, access from the garden and space for coats, shoes and everyday storage, it works perfectly as a useful rear entrance while also creating a sociable flow through the ground floor.

To the first floor, the main bedroom is a good-sized double positioned to the front, benefitting from fitted mirrored wardrobes, grey carpets and a ceiling fan. The second bedroom is another double room overlooking the rear garden, with a feature fireplace and a pleasant outlook. Bedroom three is a well-proportioned single, ideal as a child's bedroom, home office or dressing room, with useful storage over the bulkhead. The bathroom is modern and bright, comprising a bath with shower over, contemporary bowl sink, heated towel rail, frosted window and white tiling with contrasting dark grout.

Externally, the property sits on a lovely plot with a leafy backdrop, creating a private and tranquil setting. To the front, there is a driveway providing plenty of off-street parking, complemented by mature hedging borders which add to the attractive approach. The rear garden is fenced and enclosed, with a patio seating area close to the house, lawned grass, decorative borders and a selection of fruit trees including apple, cherry and pear. The end terrace position gives the home more outside space than many similar mid-terrace homes, making it ideal for families, entertaining or simply enjoying the warmer months. There is also a garage with power, providing excellent additional storage.

The property has an EPC rating of C and falls within council tax band C.

Hawksworth remains a popular residential location, well placed for a range of local amenities, schools, green spaces and transport links. Hawksworth Park is nearby, providing space for walks and outdoor recreation, while Kirkstall, Headingley and Horsforth offer a further selection of shops, cafés, bars, restaurants and everyday facilities.

Tel: 0113 257 6198

DINING KITCHEN
20'0" x 9'3" (6.11m x 2.82m)

LIVING ROOM
13'2" x 12'3" (4.02m x 3.75m)

CONSERVATORY
14'6" x 6'5" (4.44m x 1.96m)

BEDROOM ONE
12'5" x 12'0" (3.80m x 3.66m)

BEDROOM TWO
11'8" x 9'11" (3.57m x 3.04m)

BEDROOM THREE
9'3" x 6'11" (2.82m x 2.11m)

BATHROOM
7'2" x 6'11" (2.20m x 2.13m)



Road Map



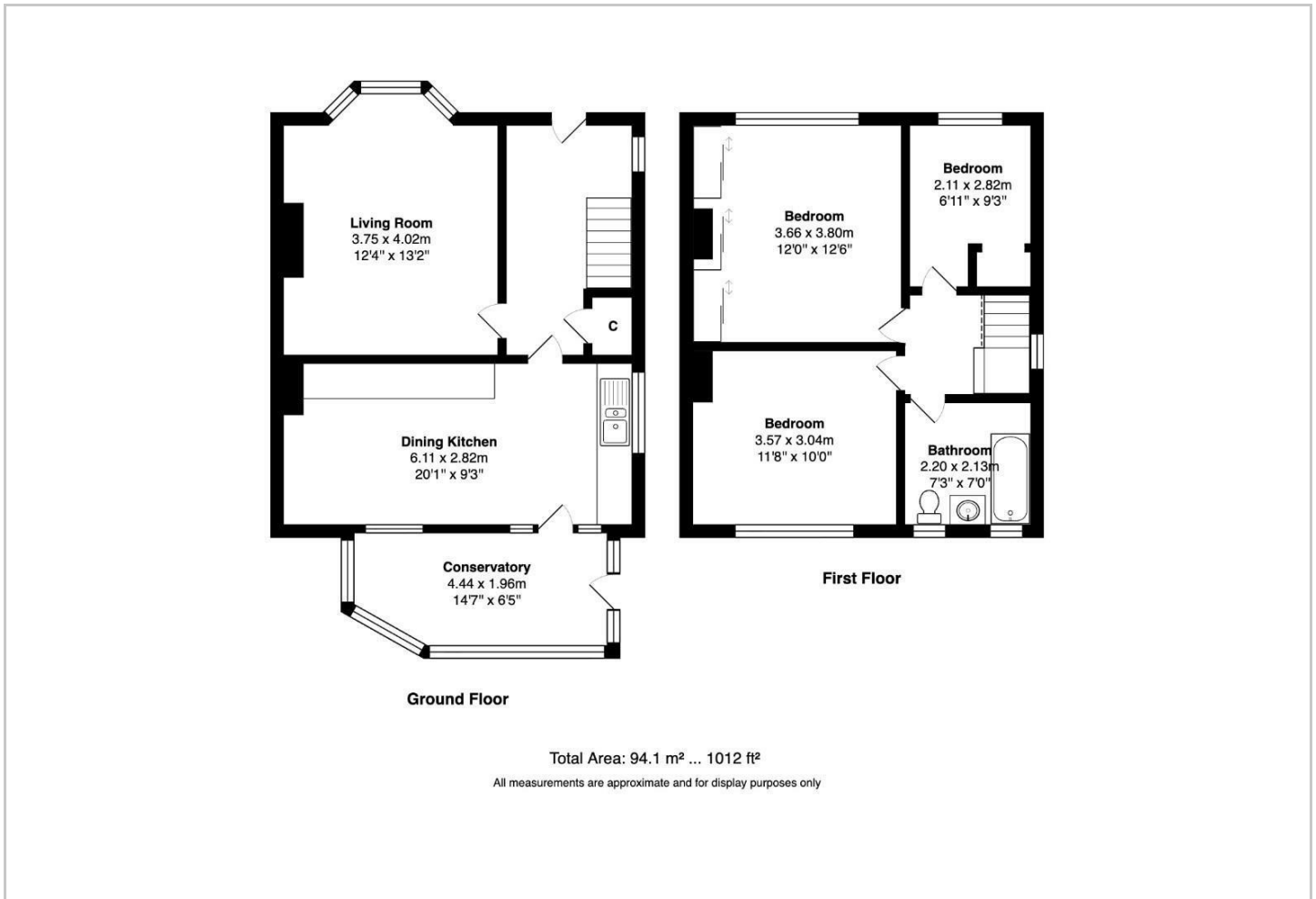
Hybrid Map



Terrain Map



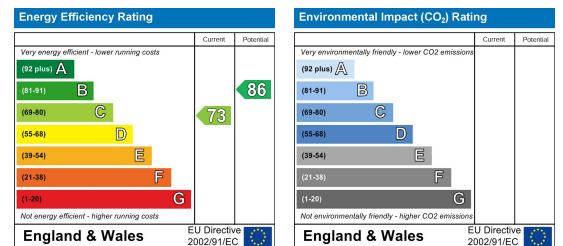
Floor Plan



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.