HUNTERS®

HERE TO GET *you* THERE

Hill Court Drive

Leeds, LS13 2AW

Chain Free £475,000

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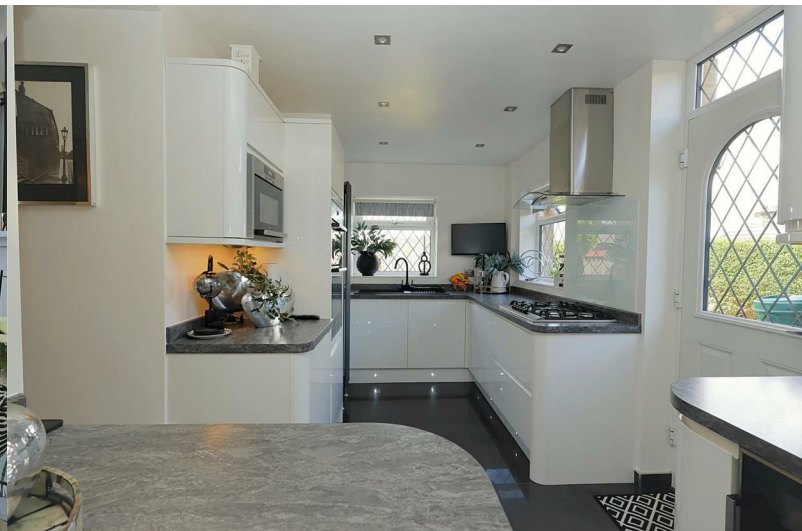
Council Tax: D



20 Hill Court Drive

Leeds, LS13 2AW

Chain Free £475,000

- CHAIN FREE
- RARE TO MARKET
- STUNNING VIEWS
- BEAUTIFULLY PRESENTED
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- FOUR PIECE BATHROOM SUITE

From the moment you arrive, this superb home offers exceptional kerb appeal, and the accommodation certainly does not disappoint.

Stepping inside, you are welcomed by a large and inviting entrance hallway, beautifully enhanced by traditional wood panelling which immediately sets the tone for the character found throughout the home. A useful ground-floor WC completes the hallway and provides convenient access between the principal reception rooms.

The living room is a wonderful family and entertaining space, featuring a beautiful bay window, generous proportions and an attractive electric fire with surround creating a warm focal point.

Connecting doors lead directly into the stunning conservatory, allowing the two spaces to be opened together when entertaining family and friends, or closed off to create a peaceful retreat overlooking the garden. Flooded with natural light, the conservatory provides a lovely place to relax and unwind throughout the seasons.

The separate dining room is equally impressive, with another beautiful bay window framing views across the rear garden. A feature fireplace with timber mantel adds warmth and character, creating a fantastic setting for family meals, celebrations and more formal entertaining.

The modern kitchen is sleek, stylish and extremely practical, fitted with an excellent range of storage, work surface area and a useful breakfast bar. Perhaps its greatest feature is the outlook, with wonderful views over the rear garden and across the valley beyond. Side access also provides a practical connection to the driveway and garden.

To the first floor are three well-proportioned bedrooms. The two principal double bedrooms both enjoy the property's magnificent and tranquil valley views. The main bedroom is particularly special, benefiting from attractive fitted wardrobes and its own balcony, creating the perfect spot for a morning coffee on a lazy Sunday while taking in the scenery.

The third bedroom is a generous single positioned to the front of the property and would work equally well as a child's bedroom, nursery, home office or guest room.

The accommodation is completed by a luxurious four-piece family bathroom, featuring a stylish recently fitted sink and vanity unit, WC, bath and separate shower enclosure.

Externally, the property continues to impress. To the front is a gated driveway providing off-street parking and access to the garage. The garage offers excellent additional storage, fitted units, a sink and power, making it ideal for a range of practical uses.

To the rear lies a wonderful fully enclosed garden, bordered by mature hedging, established planting and attractive borders. Peaceful, private and beautifully positioned, it creates a genuine tranquil oasis in which to entertain, relax or simply enjoy the exceptional surroundings and views.
Homes of this character, position and specification are rarely available. Combining beautiful period-inspired features, generous family accommodation, stunning valley views and superb outdoor space, Hill Court is a truly special home that needs to be viewed to be fully appreciated.

Early viewing is strongly recommended to appreciate the size, setting and quality this exceptional home has to offer.

Tel: 0113 257 6198

KITCHEN
16'9" x 7'10" (5.11m x 2.41m)

DINING ROOM
11'1" x 10'4" (3.39m x 3.16m)

LIVING ROOM
16'9" x 11'5" (5.11m x 3.48m)

CONSERVATORY
13'5" x 10'3" (4.10m x 3.14m)

WC
5'6" x 3'3" (1.68m x 1.01m)

BEDROOM ONE
16'9" x 11'4" (5.11m x 3.46m)

BEDROOM TWO
11'9" x 10'4" (3.60m x 3.17m)

BEDROOM THREE
11'2" x 8'7" (3.42m x 2.63m)

BATHROOM
14'0" x 7'10" (4.29m x 2.40m)

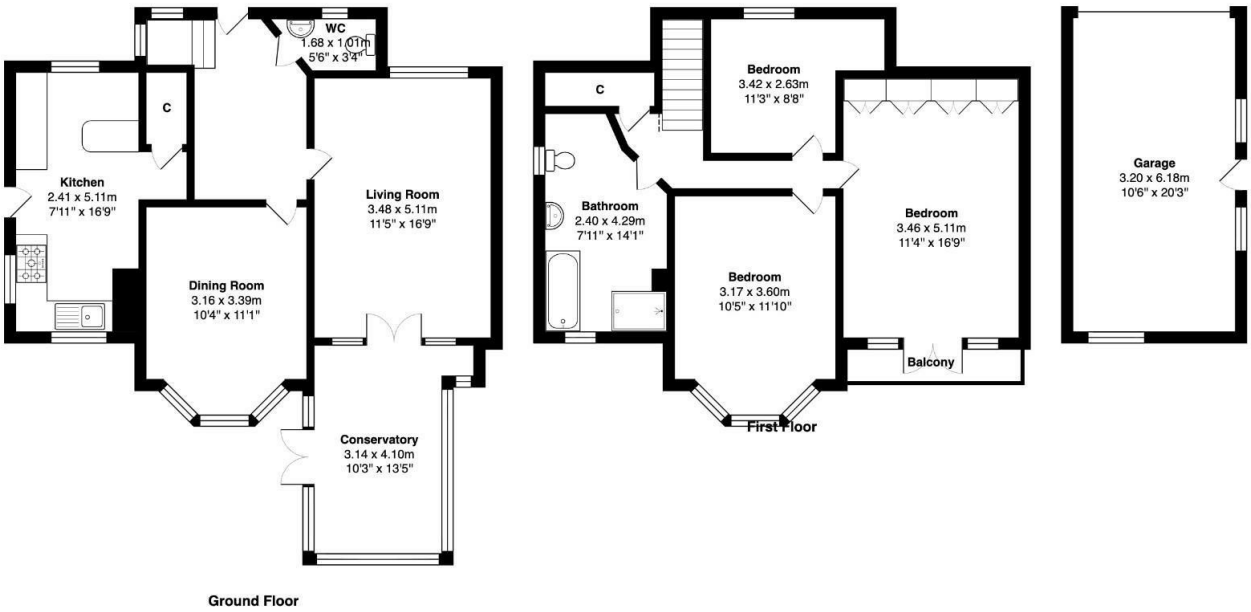
GARAGE
20'3" x 10'5" (6.18m x 3.20m)

Road Map

Hybrid Map

Terrain Map

Floor Plan



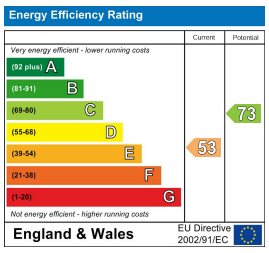
Total Area: 144.6 m² ... 1557 ft² (excluding balcony)

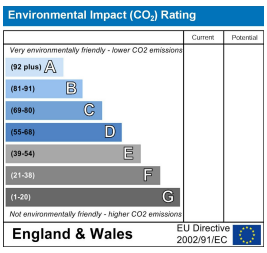
All measurements are approximate and for display purposes only

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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