HUNTERS®

HERE TO GET *you* THERE



Hawthorn Drive

Rodley, Leeds, LS13 1NJ

£460,000

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Council Tax: C





12 Hawthorn Drive

Rodley, Leeds, LS13 1NJ

£460,000





- Tucked-away position combining privacy with convenience
- Generously extended four bedroom family home
- Bay-fronted living room plus superb open-plan kitchen, dining
- Contemporary dining kitchen with direct garden access
- Ground floor WC and internal access to integral garage
- Two double bedrooms and a versatile single bedroom
- Large rear garden with lawn and summer house
- Principal bedroom suite occupying the entire second floor with ensuite
- Driveway parking with gated access
- Chain Free

Set within a tucked-away position that combines peace and privacy with everyday convenience, this impressive and generously extended four bedroom family home is arranged over three well-planned floors and offers stylish, modern living throughout. With excellent commuter links close by, access to local amenities, schools and scenic canal-side walks and cycle routes, the location is ideal for family life.

The ground floor welcomes you into a central entrance hall leading to a spacious bay-fronted living room to the front of the property. To the rear, a contemporary dining kitchen provides the hub of the home, opening directly onto the garden and flowing seamlessly into a striking family room, creating an excellent space for both entertaining and day-to-day living. A guest WC completes the ground floor layout, while internal access to the integral garage adds further practicality. The property also benefits from underfloor heating in the kitchen, dining room and the first floor bathroom.

On the first floor are two well-proportioned double bedrooms, along with a third single bedroom that would suit a home office, nursery or child's room. A modern family bathroom serves this level.
Occupying the entire second floor is the principal bedroom suite, offering a bright and airy retreat with fitted wardrobes and a modern en-suite shower room.

Externally, the property continues to impress with ample driveway parking leading to secure electric gated access and the garage. To the rear, the large garden has been designed for family enjoyment, featuring a seating area with fire pit, a generous lawn and a summer house, ideal for entertaining or relaxing during warmer months.

A superb family home offering space, versatility and a highly desirable setting. Early viewing is strongly recommended! CHAIN FREE.

LIVING
12'0" x 12'0" (3.66 x 3.66)

DINNING / KITCHEN
27'5" x 11'10" (8.36 x 3.61)

SUN ROOM
10'9" x 9'6" (3.30 x 2.91)

DOWNSTAIRS WC
2'5" x 4'10" (0.74 x 1.49)

GARAGE
7'10" x 14'0" (2.39 x 4.29)

BEDROOM
12'0" x12'0" (3.66 x3.66)

BEDROOM
12'0" x 11'10" (3.66 x 3.61)

BEDROOM
6'3" x 6'7" (1.91 x 2.03)

BEDROOM
10'2" x 19'3" (3.12 x 5.87)

BATHROOM
6'5" x 8'5" (1.98 x 2.57)

ENSUITE
5'6" x 8'6" (1.68 x 2.60)









Road Map



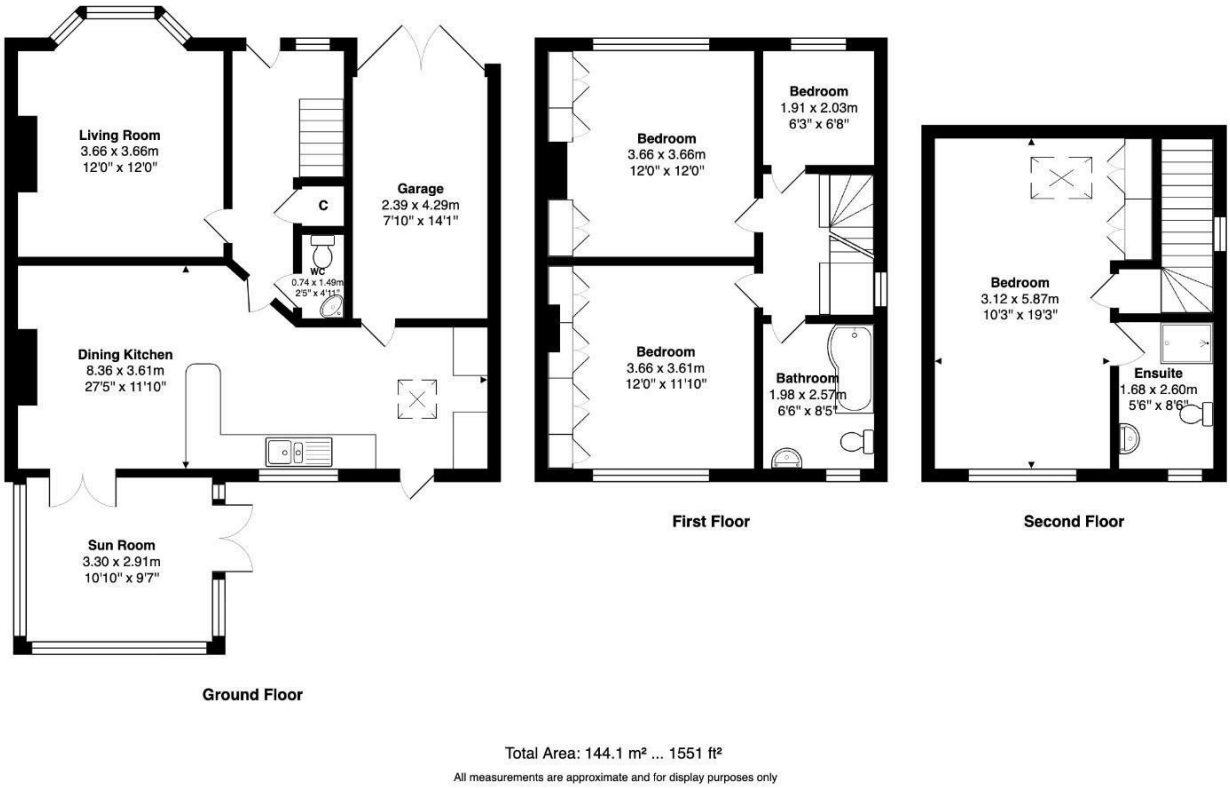
Hybrid Map



Terrain Map



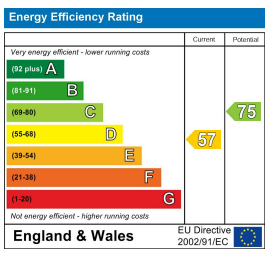
Floor Plan

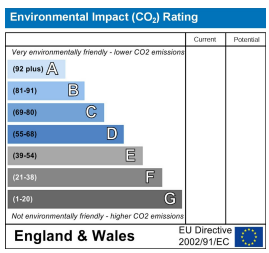


Viewing

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com