

HUNTERS®

HERE TO GET *you* THERE



Highfield Avenue Wortley, Leeds, LS12 4BU

£160,000

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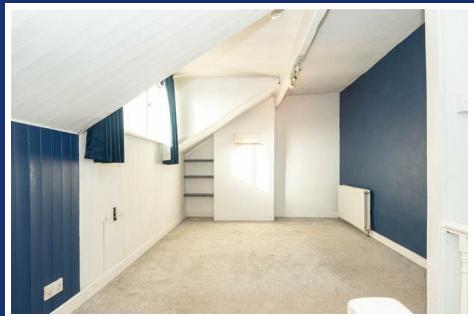
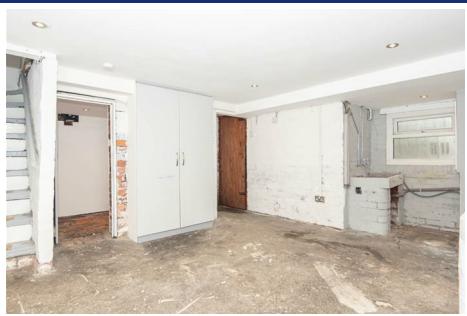
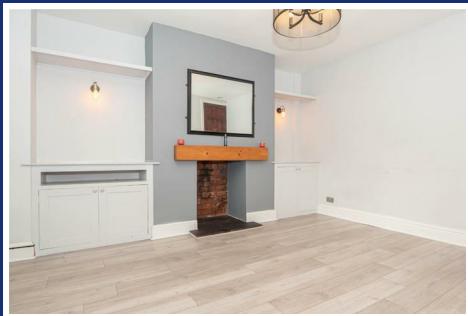
Council Tax: A



13 Highfield Avenue

Wortley, Leeds, LS12 4BU

£160,000



- Beautifully presented two-bedroom terrace
- Ideal for first-time buyers, couples, or investors
- Modern Shaker-style kitchen with integrated oven
- Bright living room with decorative fireplace & fitted storage
- Impressive cellar room with heating, lighting & window
- First-floor double bedroom with wooden flooring
- Stylish bathroom with rain shower & heated towel rail
- Spacious dormer second bedroom on top-floor
- Private, low-maintenance fenced patio perfect for outdoor dining
- NO ONWARD CHAIN

For sale is this BEAUTIFUL TWO-bedroom terraced house located in a popular location near Leeds. Ideally suited to first time buyers, investors, or couples, the property is READY to move into and combines well-finished interiors with practical living space.

Step inside to find a well-sized LIVING ROOM, offering plenty of natural light from a large window and featuring a decorative fireplace, tasteful fitted storage and shelving. The contemporary KITCHEN overlooks the low-maintenance, private patio and boasts a MODERN shaker style design with tiled flooring, wall and base units, integrated oven, and access down to the impressive cellar. The CELLAR benefits from a boarded ceiling with spotlights, central heating, a window for ventilation, and is VERSATILE enough to use for storage, as a utility space, even featuring a small section to be used as a potential home office.

Upstairs, the first DOUBLE BEDROOM impresses with its wooden flooring and pleasant decor, while the STYLISH BATHROOM on the same level offers fresh, tiled finishes, a heated towel rail, and an over-bath RAIN shower. On the second floor, the DORMER-style second bedroom features a carpeted floor, good proportions, and a modern finish.

Outside, the property enjoys a private, fenced PATIO space, ideal for alfresco dining or relaxing. Council tax band A applies. This is a fantastic buy in a practical, well-connected community. Book an early today and don't miss out!

LOCATION - Highfield Avenue is well-placed for accessing local amenities; you can walk to nearby shops, cafés, and convenience stores. Wortley also offers several nearby parks and reputable schools, making the area appealing for a range of buyers. Leeds city centre is just a short drive or bus ride away, with regular services available. Leeds railway station offers direct trains to York, Manchester, and beyond, and is easily reached by public transport or car.

KITCHEN

10'8" x 5'4" (3.27m x 1.63m)

LIVING ROOM

17'0" x 12'6" (5.20m x 3.83m)

BEDROOM ONE

13'6" x 11'8" (4.13m x 3.58m)

BATHROOM

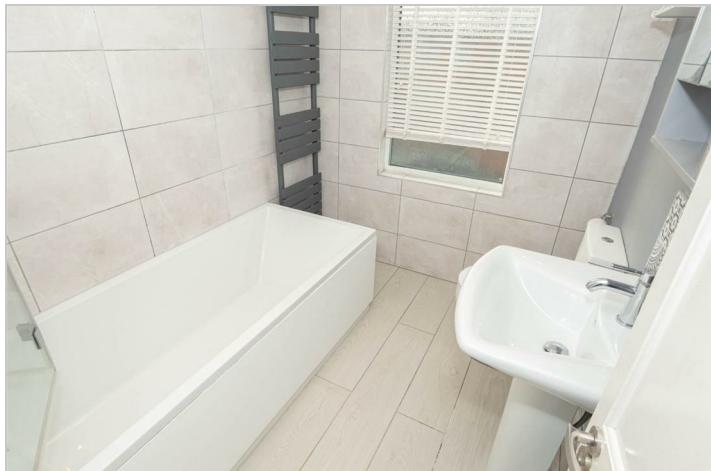
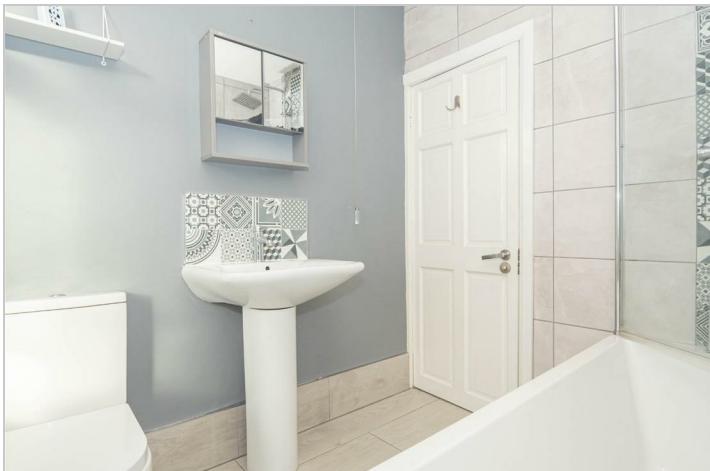
7'10" x 6'2" (2.39m x 1.88m)

BEDROOM TWO

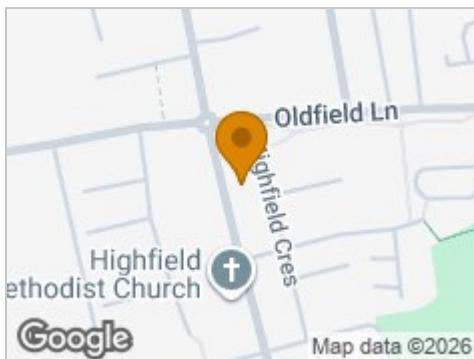
17'10" x 10'2" (5.46m x 3.12m)

CELLAR

17'1" x 12'11" (5.21m x 3.94m)



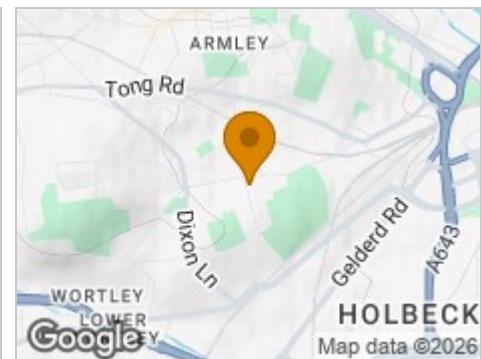
Road Map



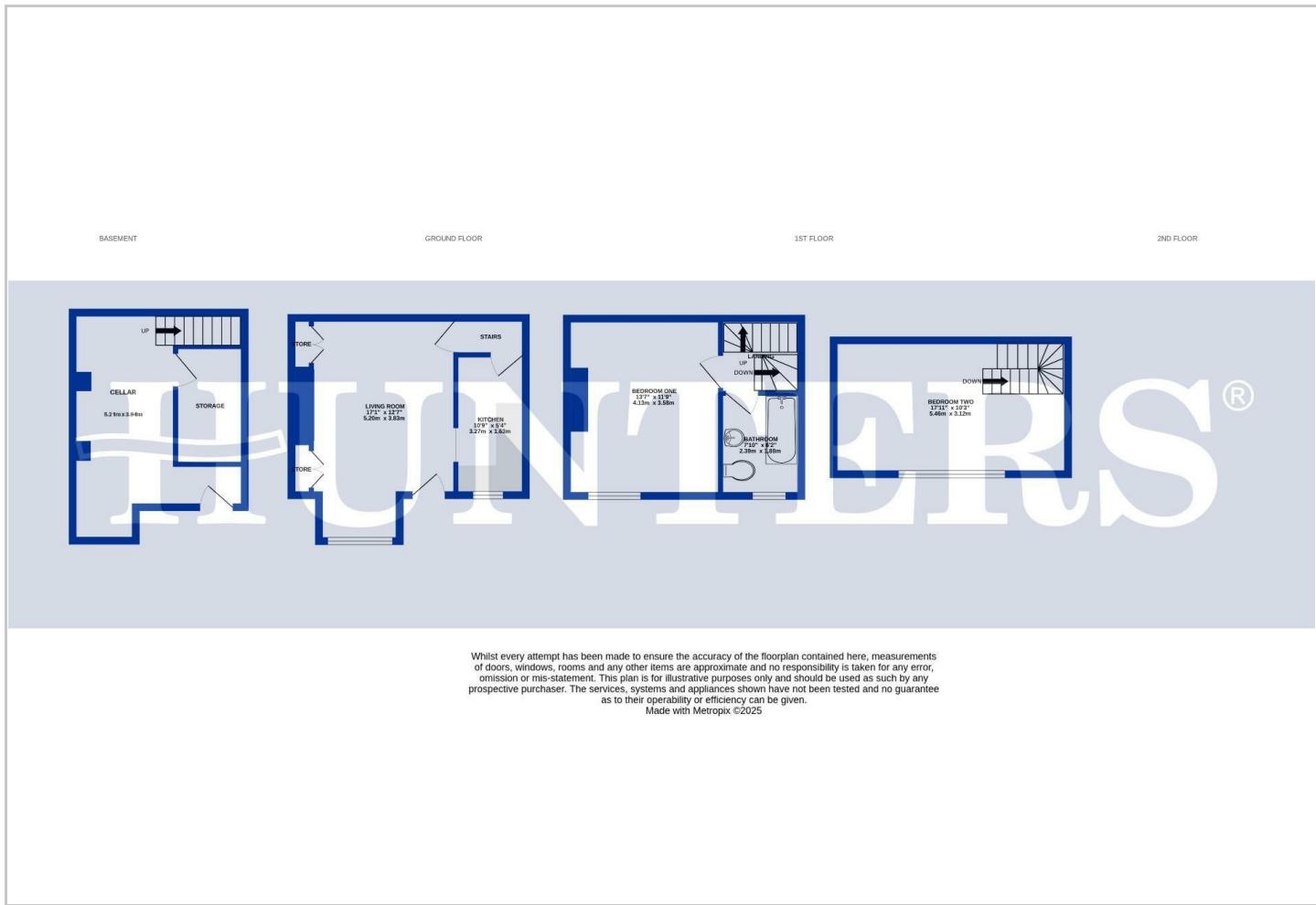
Hybrid Map



Terrain Map



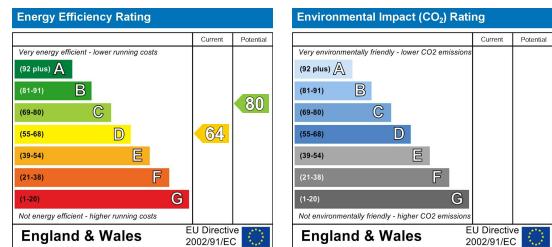
Floor Plan



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.