



Heights Way, Leeds LS12 3SS

welcome to

Heights Way, Leeds

A semi-detached home on Heights Way offering three bedrooms, a spacious lounge, and a large modern kitchen. With a front and rear garden and on-street parking, this property is ideal for families or first-time buyers. Early viewing advised!



Auctioneer's Comments

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Property Information

Situated on Heights Way, this well-presented semi-detached home offers spacious and modern living throughout. Boasting three bedrooms, a large living room perfect for family gatherings, and a generously sized contemporary kitchen, the property is ideal for both comfort and functionality. The front garden adds curb appeal with its lawned area and welcoming path, while on-street parking provides convenience. Viewing is highly advised to fully appreciate all that this lovely home has to offer.

Entrance Hall

Entrance hall with stairs leading to the first floor.

Lounge

18' 6" x 11' 3" (5.64m x 3.43m)

Lounge featuring a radiator, laminate flooring, double glazed window to the front, and sliding doors opening to the rear garden.

Kitchen

18' 3" x 9' 8" (5.56m x 2.95m)

Kitchen fitted with wall and base units, integrated oven and gas hob, sink with drainer, tiled flooring and splashback, spotlights, and understairs storage, with a door leading to the rear and double glazed windows to the front, side, and rear, including a charming porthole window.

Landing

Landing with stairs leading to the ground floor and a built-in storage cupboard.

Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m)

Bedroom One with carpeted flooring, a radiator, built-in storage cupboard, and a double glazed window to the front.

Bedroom Two

11' 2" x 7' 3" (3.40m x 2.21m)

Bedroom Two with laminate flooring, a radiator, and a double glazed window to the front

Bedroom Three

10' x 6' 5" (3.05m x 1.96m)

Bedroom Three with laminate flooring, a radiator, and a double glazed window overlooking the rear.

Bathroom

9' 5" x 8' 7" (2.87m x 2.62m)

L-shaped bathroom featuring a wash basin, WC, bath with shower over and glass shower screen, tiled walls and flooring, radiator, and a frosted double glazed window to the rear.

Front Garden

Front garden with a lawned area, path and steps

leading to the front door, bordered by hedges and fencing.

Rear Garden Parking

The property benefits from on-street parking.



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welcome to

Heights Way, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FRONT & REAR GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116699 - 0003

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