



**Hathaway Walk, LEEDS LS14 2EE**

**welcome to**

**Hathaway Walk, LEEDS**

ARE YOU LOOKING for a SUPERB detached home with TWO RECEPTION ROOMS? The this property is for you! If a GROUND FLOOR W.C, an INCREDIBLE BATHROOM, FOUR BEDROOMS and a REAR GARDEN with an OUTBUILDING is A MUST, get in touch with our CROSSGATES team to view!



### **Entrance Hall**

Having the entrance door to the front aspect, and a window also to the front. Gas central heating radiator, and stairs to the first floor landing.

### **Living Room**

With a double glazed window to the front aspect, an electric fire, and a gas central heating radiator.

### **Dining Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an induction hob, tiling to the splash areas, and a cooker hood over. Also includes plumbing and space for a washing machine, and dishwasher, plus space for a free standing fridge freezer. Double glazed window to the side and an opening to the second reception room and w.c.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin, and a double glazed window to the side.

### **Reception / Dining Room**

Currently used as a playroom and having a double glazed window to the rear, a gas central heating radiator, and French doors leading out to the rear garden.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the loft.

### **Bedroom One**

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator. Door to the house bathroom.

### **Bedroom Two**

With two double glazed windows to the rear, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front, fitted wardrobe, and a gas central heating radiator.

### **Bedroom Four**

Double glazed window to the side, and a gas central heating radiator.

### **House Bathroom**

Featuring a free standing bath, a separate shower cubicle with an electric shower, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes a heated towel rail, and a double glazed window to the side.

### **Exterior**

Externally the property has a a lawned garden to the front with a low wall boundary, and a single access gate.

To the rear is an enclosed garden space with a patio seating area, an artificial lawn, fenced boundaries with an access gate, and access to the outbuilding.

### **Outbuilding**

Currently used as a gym, with double glazed French door to the side, and fitted with power points and lighting.



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## Hathaway Walk, LEEDS

- Detached Family Home
- Four Bedrooms
- Beautiful Modern Bathroom
- Two Reception Rooms
- Fantastic Family Home

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

**£400,000**



Total floor area: 121.7 m<sup>2</sup> (1,310 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. Agency must rely upon its own inspections. Powered by [www.prospectus.co.uk](http://www.prospectus.co.uk)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT107370 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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