



Hough End Avenue, Leeds LS13 4HE

welcome to

Hough End Avenue, Leeds

This spacious three-bedroom mid-terrace home features a modern kitchen and bathroom, occasional loft room, enclosed rear garden and a recently replaced boiler. Offering flexible accommodation and ideal for families, viewing is highly recommended.



Property Information

Offered to the market is this well-presented three-bedroom mid-terrace home, providing spacious and versatile accommodation over three floors. Thoughtfully improved by the current owners, including a recently fitted kitchen and a replacement boiler installed in 2024/2025, the property is ideal for first-time buyers and growing families alike. The accommodation briefly comprises an entrance leading into a comfortable lounge, the impressive kitchen diner is fitted with a modern range of units, French doors into the rear garden, to the first floor are three bedrooms and the family bathroom. A staircase rises to the spacious occasional loft room, offering excellent flexibility for a variety of uses. Featuring two Velux windows, spotlights, double radiator, carpeting and useful eaves storage, this impressive space adds further practicality to the home.

Lounge

Comfortable reception room with carpeted flooring and plenty of space for lounge furniture.

Kitchen Diner

A stylish and modern family kitchen fitted by the current owners, comprising a range of wall and base units with integrated fridge, double oven and gas hob. Laminate flooring, spotlights and French doors leading to the rear garden.

Landing

Providing access to all first-floor accommodation.

Bedroom One

Good-sized double bedroom positioned to the front elevation with carpeted flooring

Bedroom Two

Further double bedroom overlooking the rear garden with carpeted flooring.

Bedroom Three

A single bedroom offering flexibility as a nursery, home office or child's room, with access to the loft area.

Bathroom

Modern suite installed approximately three years ago comprising bath with shower over, wash hand basin and WC. Heated towel rail, extractor fan and spotlights.

Occasional Space

A spacious and versatile occasional room measuring approximately 15'02" x 11'08". Benefitting from two Velux windows, carpeting, spotlights, double radiator and useful eaves storage.

Outside

To the front is an easy-to-maintain garden enclosed by a wall boundary with steps leading to the entrance. To the rear, the garden provides a pleasant outdoor space.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agents Note Access

Shared path access to rear.



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welcome to

Hough End Avenue, Leeds

- Three Bedroom Mid-Terrace Home
- Spacious Occasional Loft Room
- Kitchen Diner with French Doors
- Modern Bathroom Installed Approx. 3 Years Ago
- Replacement Boiler Installed 2024/2025

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117251 - 0002

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