



Half Mile Lane, LEEDS LS13 1DB

welcome to

Half Mile Lane, LEEDS

A well-presented three-bedroom semi-detached home on Half Mile Lane enjoying far-reaching views, a lounge with log burner, and gardens to front and rear. Featuring a modern shower room, two double bedrooms, and a boiler approx. 5 years old, this is an ideal home for first-time buyers or families.



Property Information

Occupying an elevated position on Half Mile Lane, this three-bedroom semi-detached property enjoys far-reaching views and offers well-proportioned accommodation ideal for families, first-time buyers, or those looking to upsize.

The property benefits from gas central heating, double glazing, and an insulated loft, along with a boiler approximately 5 years old, providing comfort and efficiency throughout.

Internally, the home features a welcoming lounge with a log burner, creating a cosy focal point, alongside a good-sized kitchen offering ample space for cooking and dining.

To the first floor are three bedrooms, including two doubles and a single, along with a modern bathroom fitted with a stylish walk-in shower.

Externally, the property boasts gardens to both the front and rear. The rear garden has been thoughtfully designed with a patio seating area and raised lawn, making it ideal for relaxing or entertaining while enjoying the elevated outlook. On-street parking is available.

Lounge

A comfortable and inviting reception room featuring a log burner, creating a cosy focal point. Benefitting from natural light and enjoying far-reaching views, this is an ideal space for relaxing.

Kitchen

A good-sized kitchen fitted with a range of units, offering ample workspace and storage.

Bedroom 1

A spacious double bedroom, positioned to take advantage of the outlook, with room for wardrobes and additional furnishings.

Bedroom 2

A second double bedroom, well-proportioned and suitable for a variety of uses.

Bedroom 3

A single bedroom, ideal as a nursery, home office, or

guest room.

Bathroom

A modern bathroom fitted with a stylish walk-in shower, wash basin, and WC.

Loft Space

An insulated loft, providing useful additional storage.

External

A garden area to the front enhancing kerb appeal.

Rear Garden

. A thoughtfully arranged rear garden featuring a patio seating area and a raised lawn, ideal for relaxing or entertaining. Parking.

On-street parking available nearby.



view this property online williamhbrown.co.uk/Property/PDY116906



welcome to

Half Mile Lane, LEEDS

- ** GUIDE PRICE £230,000 - £240,000 **
- Far reaching Views
- Lounge with log burner
- Modern bathroom with walk in shower
- Rear patio with raised lawn

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

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/PDY116906](https://www.williambrown.co.uk/Property/PDY116906)



Property Ref:
PDY116906 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



0113 257 2014



Pudsey@williambrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williambrown.co.uk