



Half Mile Lane,LEEDS LS13 1DB

welcome to

Half Mile Lane, LEEDS

A well-presented three-bedroom semi-detached home on Half Mile Lane 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 and benefit far-reaching views, a lounge with log burner, and gardens to front and rear.



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.



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welcome to

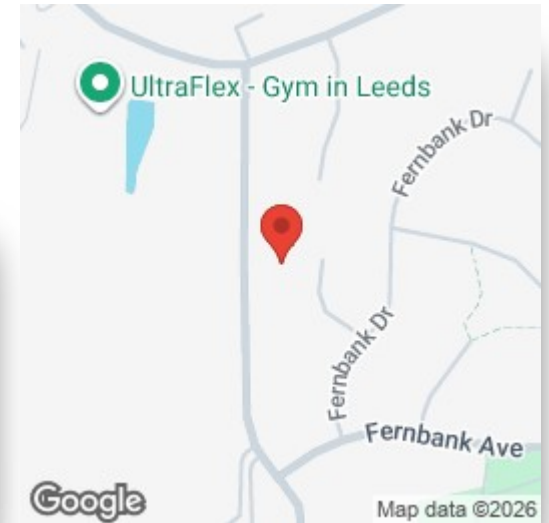
Half Mile Lane, LEEDS

- ** GUIDE PRICE £220,000 - £230,000 **
- 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

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116906 - 0004

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