



Hough End Close, Leeds LS13 4HF

welcome to

Hough End Close, Leeds

A well-presented three-bedroom mid-terrace home set within a quiet cul-de-sac. Featuring a modern kitchen and bathroom, spacious open-plan lounge/diner with double doors to the garden, driveway parking, boarded loft, and a private rear garden with new decking and artificial turf.



Property Information

Situated in a pleasant cul-de-sac position, this well-presented three-bedroom mid-terrace property offers spacious accommodation throughout and has been updated by the current owners, making it an ideal home for first-time buyers, young families, or those looking to downsize.

To the front, the property benefits from a gravelled driveway providing off-road parking, complete with a dropped kerb for ease of access. A modern PVC front door welcomes you into the home.

Externally, the enclosed rear garden has been thoughtfully landscaped and is designed for low maintenance, boasting newly installed decking and attractive artificial lawn, creating the perfect space for relaxing and entertaining.

Lounge Diner

A spacious and light-filled open-plan living space with ample room for both seating and dining furniture. Double doors open onto the rear garden, allowing plenty of natural light and creating an excellent space for entertaining.

Kitchen

Modern fitted kitchen installed approximately one year ago, offering a range of wall and base units, complementary work surfaces, and an integrated fridge/freezer.

Landing

Built-in storage cupboard and access to a fully boarded loft providing excellent additional storage space.

Loft

Fully boarded loft with loft ladder.

Bedroom One

A generously sized double bedroom offering plenty of space for a large bed and additional bedroom furniture, creating a comfortable and relaxing retreat.

Bedroom Two

A further spacious double bedroom with ample room

for wardrobes and storage, ideal for family members or guests.

Bedroom Three

A well-proportioned single bedroom, perfect as a child's bedroom, nursery, dressing room, or home office, offering flexibility to suit a variety of needs.

Bathroom

Contemporary bathroom fitted approximately two years ago, comprising a modern three-piece suite including bath with shower over, wash hand basin, and WC.

Outside

The front garden has been converted into a gravelled driveway, providing off-road parking and benefiting from a dropped kerb.

Private and enclosed rear garden designed for low maintenance, featuring newly laid decking and artificial turf, creating an attractive outdoor space ideal for relaxing and entertaining.

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.



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welcome to

Hough End Close, Leeds

- GUIDE PRICE £200,00 - £210,000
- Cul-de-sac location
- Off road parking
- Bright open plan lounge/diner
- Modern kitchen

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117207 - 0003

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