



Hawks Nest Gardens East, Leeds

£495,000

3 bedroom semi-detached house for sale | Freehold

Extremely generous plot with this well presented 3 bedroom house. The main features are the superb kitchen/living room, bi-fold doors to the garden and the garden area. The property has all the modern benefits of Solar Panels and batteries, Cat 6 wiring throughout the house and Hive controls. The property consists of hall, lounge, kitchen/lounge, utility room, guest w/c. On the first floor there are 2 double rooms and a single bedroom. The bathroom is so nice you won't want to leave. Outside there are good family size gardens and off road parking for 2 vehicles. This is one you want to view.

Tenure: Freehold

Hall

Entrance into hall with stairs leading to the first floor. Doors to main living rooms.

Lounge

w: 3.35m x l: 5.18m (w: 11' x l: 17')

Good size dual aspect family lounge with wood burner set into brick built fireplace and slate hearth, wooden flooring, Cat 6 network points, radiator.

Kitchen/diner

w: 6.76m x l: 7.62m (w: 22' 2" x l: 25')

Superb is the only way to describe this great family room.

The kitchen has a range of wall and base units with wooden work top surfaces over. Breakfast bar has room for stools, sink and drainer with storage cupboard. Range cooker, tall fridge/freezer, integrated dishwasher, Cat 6 network points, Underfloor heating controlled via Hive Heating control. Bi-fold doors lead to the garden which gives an effect of indoor outdoor living.

Utility

w: 1.75m x l: 2.59m (w: 5' 9" x l: 8' 6")

In the utility room there is plumbing for a washing machine and dryer, worktop for folding clothes, upvc door leading to the rear garden and door to the w/c, the understairs storage area has the controls for the solar panels and network patch panel for the house.

WC

Low level w/c, wash basin in vanity unit, window.

Landing

Access to the loft, boiler cupboard, window to rear aspect.

Bedroom 1

w: 3.48m x l: 3.12m (w: 11' 5" x l: 10' 3")

Spacious double room with built in wardrobes and over bed units, Large walk in wardrobe, Cat 6 network points, window.

Bedroom 2

w: 3m x l: 3.35m (w: 9' 10" x l: 11')

Double room with wardrobe, Cat 6 network points, window to front aspect, radiator.

Bedroom 3

w: 2.08m x l: 2.36m (w: 6' 10" x l: 7' 9")

Single room with radiator and window with rear aspect.

Bathroom

w: 2.06m x l: 3.05m (w: 6' 9" x l: 10')

Excellent bathroom with tiled walls and floor. Walk in shower/wet room with rain forest shower head and hand held shower. Bath with inset shelves, low level w/c, pedestal wash basin, towel radiator, extractor fan, window.

Front Garden

There is off road parking for two cars on well presented block paving driveway, borders with stone on weed control fabric, Zappi car charger which is untethered rather than a set connection. Zappi can be controlled by Octopus to charge the car at optimum times and therefore reduce the cost.

Garden

The side garden is mainly laid to lawn with a patio area. There is a high degree of privacy with fencing all around. Apple Trees and padlock-able access gate to parking area. There is access to the rear garden via a gate.

Rear Garden

Rear garden is mainly laid to lawn with mainly hedging surrounding. There is hard standing if someone wanted a large storage shed or can be used as a patio.

Please note

According to the current vendor:

The loft reinforced struts to solar panels.

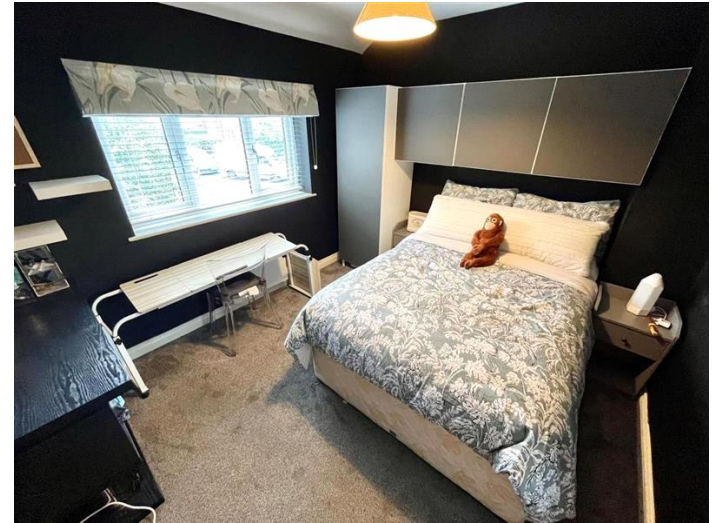
Loft has an extra 10cm of insulation on top of the existing insulation then boarded. It is not boarded to the edge to allow airflow.

The batteries are tuned to buy and sell electric from the grid on Octopus' best tariff at time of writing.

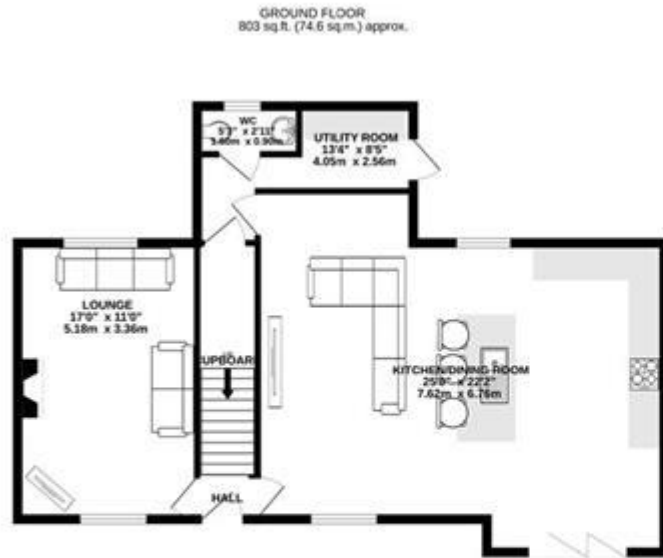
Full Hive system which controls the boiler, underfloor heating, lights and radiators.

There's Coax cabling running to inside the roof and all meets under the stairs at a central routing point. Satellite cable to the Lounge.

Recently fitted alarm system.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

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