

# Harrison Robinson

Estate Agents



**42 Hawthorn Crescent, Leeds, LS19 7XL**

**£232,500**



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## GROUND FLOOR

### Entrance Porch

A glazed timber door opens into a welcoming entrance porch, great for kicking off shoes and boots after a walk in the surrounding countryside. A newly fitted composite door leads into:

### Lounge

13'5" x 12'2" (4.09 x 3.71)

A beautifully presented, spacious lounge with carpeted flooring, double glazed window, downlighting and contemporary styled, vertical radiator. Exposed stonework to one wall and a large feature fireplace with stone surround, slate hearth and timber lintel are attractive, character features. The high ceiling accentuates the feeling of space. Fitted cupboard and wall shelves to alcoves. Door opening to a staircase leading to the first floor landing.

### Kitchen

13'3" x 6'11" (4.04 x 2.13)

Fitted with a range of white base and wall units with stainless steel handles, undercabinet lighting, solid wood worksurfaces and attractive tiling to splashbacks. Integrated appliances include electric oven, four ring electric hob with extractor over, dishwasher and washing machine. There is space and plumbing for a tall fridge freezer. Inset stainless steel sink with chrome mixer tap, double glazed window to front elevation with slate windowsill. Stone flooring, downlighting exposed beams, radiator. A door opens to stone steps leading down to:

## LOWER GROUND FLOOR

### Cellar

13'3" x 7'1" (4.06 x 2.18)

A traditional cellar with power and lighting providing excellent storage.

## FIRST FLOOR

### Landing

A carpeted staircase with handrail leads to the first floor landing where doors open into a spacious double bedroom and the modern, three-piece house bathroom. A cupboard housing the recently installed, gas central heating boiler provides useful storage. A double glazed window to the front of the property enjoys lovely, long distance views and allows natural light.

### Bedroom One

13'5" x 12'3" (4.09 x 3.74)

A light and airy room enjoying beautiful views over open fields with carpeted flooring, exposed stonework and radiator. Downlighting, door into recessed wardrobe with hanging rail.

### Bathroom

Well presented with low level W.C., handbasin set in a vanity unit with chrome mixer tap and tiled splashback with wall mounted, mirrored vanity cupboard over and P shaped, panel bath with thermostatic drench shower, glazed screen and attractive, neutral wall tiling. Downlighting, tall, chrome, ladder style heated towel rail, wood effect, vinyl flooring.

## SECOND FLOOR

### Landing / Dressing Area

A carpeted staircase leads up to the second floor landing area where the current owners have added shelving and hanging rails to maximise the space. A door opens into:

### Bedroom Two

15'8" x 9'8" (4.78 x 2.96)

A charming double bedroom with carpeted flooring, radiator and two Veluxes allowing ample natural light and affording wonderful views. Exposed, painted brickwork, under eaves storage, downlighting. The owners have arranged a home office in the corner of this room.

## OUTSIDE

### Driveway / Garden

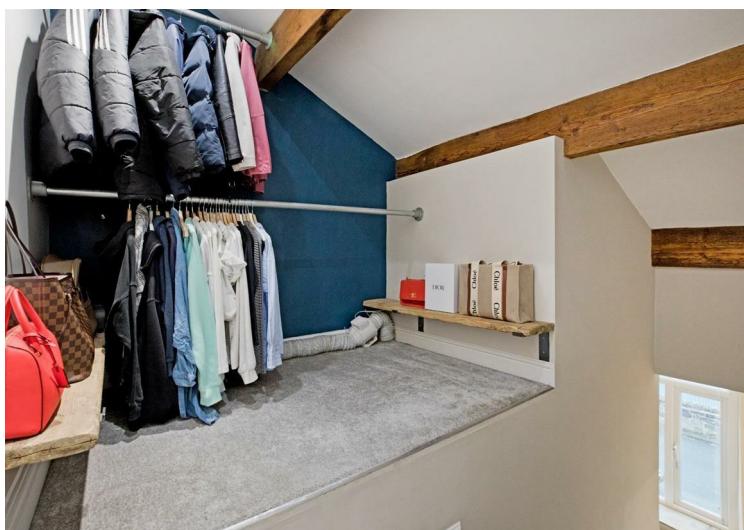
The property is well set back from the road benefitting from a block paved driveway bound by smart fencing providing off road parking, if desired. Alternatively, one could create a pretty garden by arranging outdoor furniture here with flowering pots to enjoy the open aspect.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

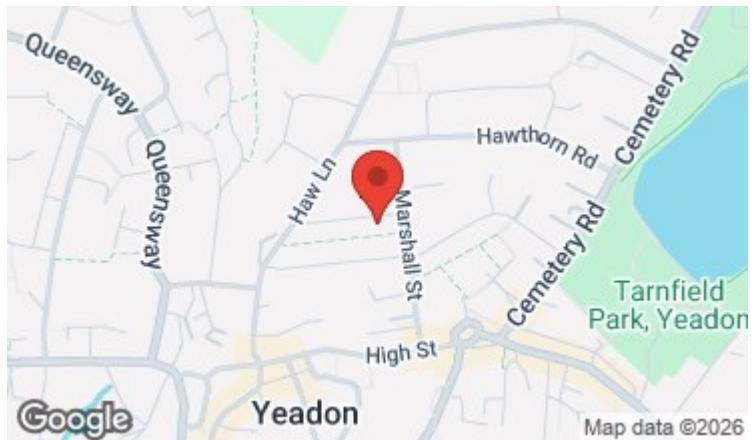
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Two Double Bedroom Mid Terraced Property
- Attractive Neutral Presentation Throughout
- Fabulous Views Over The Park To Open Countryside
- Generous Rooms With High Ceilings
- Modern Three Piece House Bathroom
- Character Features Throughout
- Cellar Providing Storage
- Driveway Parking/Low Maintenance Garden
- Walking Distance To Local Amenities And Good Schools
- Council Tax Band B

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)**  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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