

# Park Row

The proactive estate agent



## Betteras Hill Road, Hillam, Leeds, LS25 5HB

Offers In Excess Of £500,000



DETACHED HOUSE\*\*SET IN APPROX 1 ACRE OF LAND\*\*THREE BEDROOMS\*\*FAMILY BATHROOM\*\*SUNROOM\*\*DRIVEWAY\*\*EXTENSIVE GARDEN\*\*GARAGE\*\*EXTENSION POTENTIAL\*\*\*\*CASH BUYERS ONLY\*\*LOTS OF POTENTIAL SUBJECT TO PLANNING\*\*SOUGHT AFTER VILLAGE LOCATION\*\*

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



FEDERATION  
OF INDEPENDENT  
AGENTS

## INTRODUCTION

Nestled on Betteras Hill Road in the charming village of Hillam, Leeds, this detached house offers a lot of potential, set within approximately one acre of land.

The exterior of the property is impressive, featuring a generous driveway with parking for multiple vehicles, as well as a garage for additional storage or vehicle accommodation. The large garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the tranquility of your surroundings.

This home invites you to explore the possibilities of creating your dream space. Whether you are looking for a family home or a peaceful retreat, this property on Betteras Hill Road is a rare find, don't miss the opportunity to view and invest in your future.

## GROUND FLOOR ACCOMODATION

### ENTRANCE AT REAR

Enter through double glazed double doors which lead into;

### SUNROOM

15'3" x 6'10"



Dwarf wall with double glazed windows above, two central heating radiators, double glazed double doors which lead out to the front garden, an internal door which leads into the kitchen and a further internal door which leads into;

### HALLWAY

2'9" x 4'3"

Stairs which lead up to the first floor accommodation and internal door which leads into;

## LOUNGE

11'10" x 16'7"



Double glazed window to the front elevation, central heating radiator, electric fireplace with decorative surround and stone hearth.

## KITCHEN

16'2" x 8'11"



Double glazed window to the rear elevation, two double glazed windows into the sunroom, central heating radiator, wooden shaker-style units with glass-fronted cabinetry, tiled worktops, a one and a half stainless steel sink with chrome mixer tap over, space for a cooker, integrated extractor fan, space and plumbing for both a washing machine and dishwasher, which leads into;



**HALLWAY**  
(2'11" x 6'7") & (2'11" x 3'1")

Internal door which leads into a storage cupboard and a wooden door which leads out to the rear garden.

**FIRST FLOOR ACCOMMODATION**

**LANDING / HALLWAY**  
4'11" x 3'1" & (19'2" x 3'0")



Two double glazed windows to the rear elevation, central heating radiator and doors which lead into;

**BEDROOM ONE**  
11'10" x 13'3"



Double glazed window to the front elevation, central heating radiator, and sliding mirrored doors leading into the ensuite bathroom, fitted with a wall-mounted electric shower and a pedestal basin with twin taps over

**BEDROOM TWO**  
9'0" x 13'1"



Double glazed window to the front elevation and a central heating radiator.

**BEDROOM THREE**  
8'5" x 8'10"



Double glazed window to the front elevation and a central heating radiator.

**FAMILY BATHROOM**  
4'11" x 5'5"



A double glazed obscure window to the front elevation and includes a white suite comprising; a pedestal hand basin with taps over, a panel bath with taps over, a central heating radiator and is half tiled to the wall around the bath and sink

**WC**  
5'5" x 2'11"



Close coupled w/c, central heating radiator a window to the rear elevation.

**EXTERIOR**  
**FRONT**



To the front of the property, there is a long gravel driveway providing ample off-road parking and access to the garage with an up-and-over door. The front elevation features a lawned garden with shrubs and hedging along the boundary, and a paved patio area with room for seating directly outside the sunroom doors, a raised brick pond and further paved seating area at the edge of the boundary.



SIDE



Mainly laid to lawn, established trees and shrubs,



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REAR



A dwarf wall greenhouse, established fruit trees, bushes and shrubbery, the rest is mainly laid to lawn

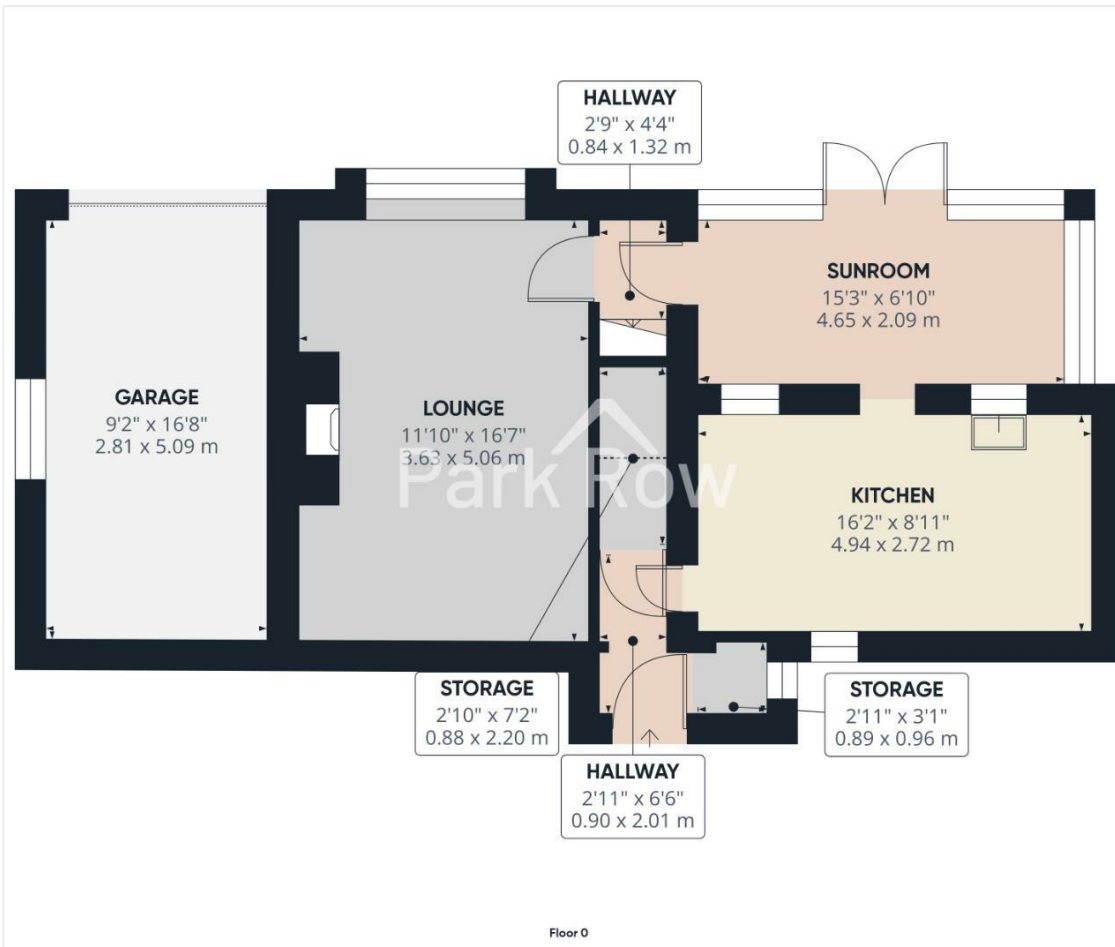
SIDE



Extensive grounds to the side elevation, three areas are mainly laid to lawn with areas of established trees, shrubbery and bushes, a paved area with space for seating, the rest is mainly laid to lawn,







**Park Row**

**Approximate total area<sup>(1)</sup>**  
 679 ft<sup>2</sup>  
 63.1 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

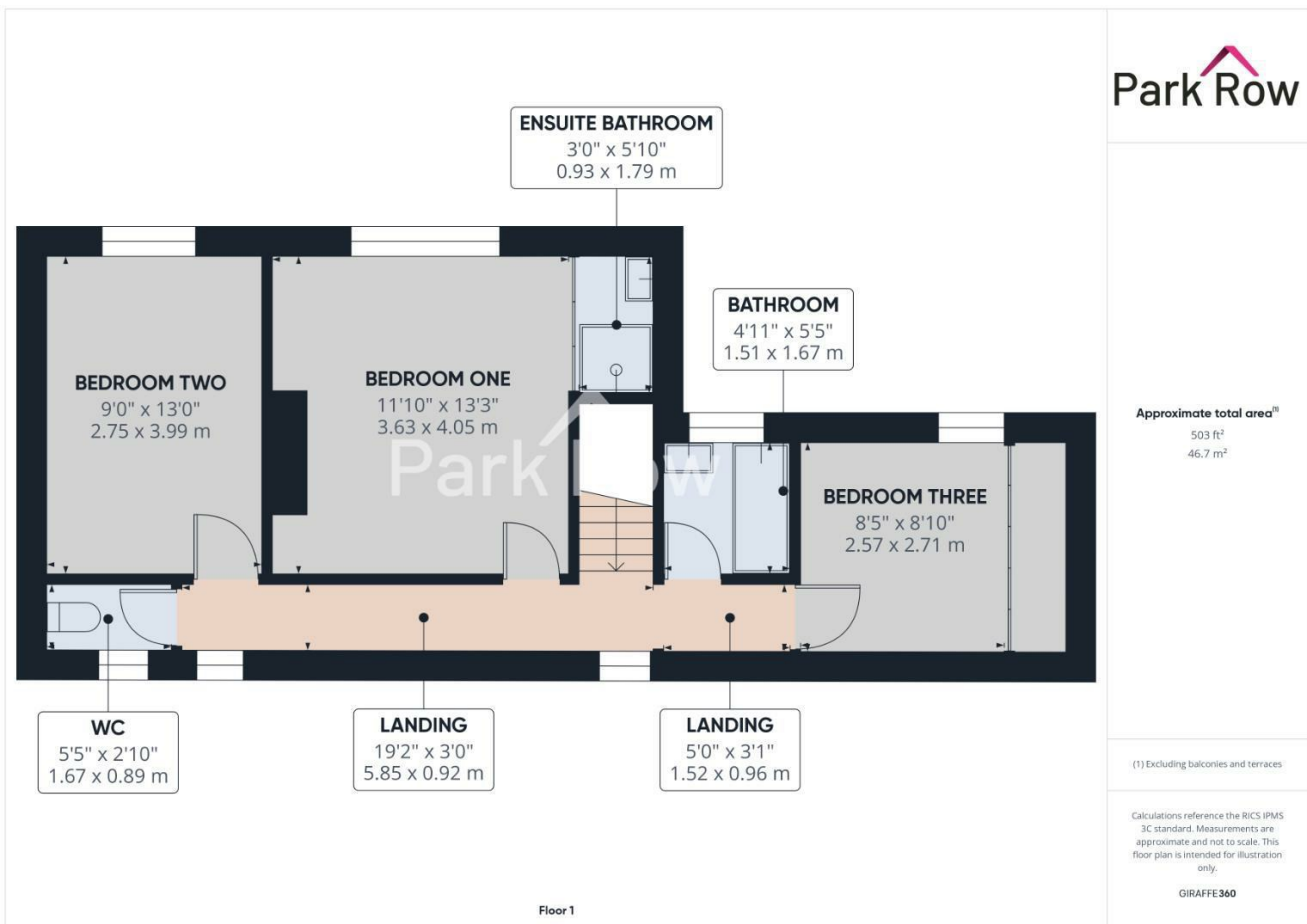
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







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