



# CROWN

## ESTATE AGENTS

### Betteras Hill Road, Leeds



**Price £500,000**



3



1



2



25

Sale of Detached Property and land to the right to be included for offers over £500,000 - Land may be purchased separately.

Nestled in the charming Betteras Hill Road in Hillam, this unique detached cottage offers a wonderful opportunity for those with a vision for transformation. Set amidst charming surroundings, the property offers a spacious layout complemented by delightful gardens that surround the home. Although it requires some updating, the cottage's potential is evident. Imagine the possibilities of creating your dream family home in this picturesque setting. If you are seeking a project that promises to evolve into a beautiful and character-filled home, this property is your ideal canvas. Seize the chance to shape this cottage into the perfect haven for your family.



- ADDITIONAL LAND AVAILABLE
- Bright Entrance Lobby / Conservatory Area
- Large Spacious Lounge
- Fitted Kitchen/Breakfast Room
- Three Good Sized Bedrooms
- Family Bathroom and En suite
- Delightful Gardens that encircle the home
- Single Garage for extra storage
- EPC Grade F
- Council Tax Band D

Call **01777 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**



### Reception Lobby Conservatory

6'3" x 14'8" (1.92 x 4.49)

This inviting bright and spacious reception lobby and conservatory features French doors opening to the front of the property, along with two radiators for added comfort

### Lounge

11'6" x 16'4" (3.53 x 4.98)

This spacious lounge, full of potential for those with a keen eye, boasts a bow window at the front and a Regency-style fireplace with a marble back and hearth, complete with an electric fire. The room also features a dado rail, a radiator, two wall light points, and a coved ceiling

### Kitchen

8'6" x 15'10" (2.60 x 4.84)

The kitchen features a single sink with a drainer and a mixer tap, complemented by tiled work surfaces. It is fully equipped with fitted units, drawers, and cupboards, with a tiled surround. There is plumbing for a washing machine, an integrated fridge, and an extractor hood built into a canopy. The room is heated by a central radiator and there is a door leading to the porch, a window overlooking the front, a door to the garden, and convenient under-stairs storage

### Landing

With a radiator and a window overlooking the rear of the property

### Bedroom 1

11'6" x 13'0" (3.52 x 3.97)

With a window to the front elevation and radiator.

### En suite Shower Room

Behind a sliding mirror door, there is the en suite shower room which boasts an electric shower with tray and a hand wash basin.

### Bedroom 2

8'7" x 9'10" (2.62 x 3.02)

The second bedroom includes fitted wardrobes and cupboards along one wall, a window facing the front elevation and radiator

### Bedroom 3

8'7" x 12'9" (2.64 x 3.91)

With a window to the front elevation and a radiator

### Family Bathroom

4'7" x 5'1" (1.42 x 1.55)

The family bathroom includes a hand wash basin, a panelled bath with mixer head shower taps and a tiled surround. It also has a uPVC window to the front and a radiator.

### WC

2'6" x 5'1" (0.77 x 1.57)

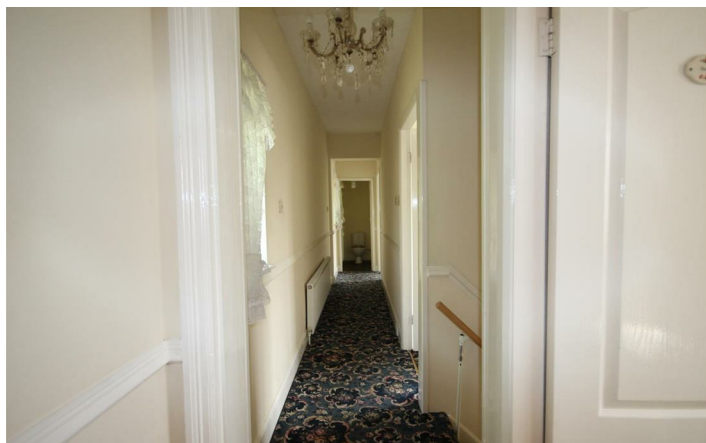
At the end of the landing, there is a separate WC featuring a window to the rear.

### External

The property stands on a good size garden plot which surrounds the property. The front has mature trees and shrubs, raised garden pond, lawn and with a pebbled driveway giving parking space and leads to the integral garage. to the left side is a garden of lawn, shrubs and greenhouse and with further area to the rear with store. Great scope to create a dream garden.

### Land/Garden

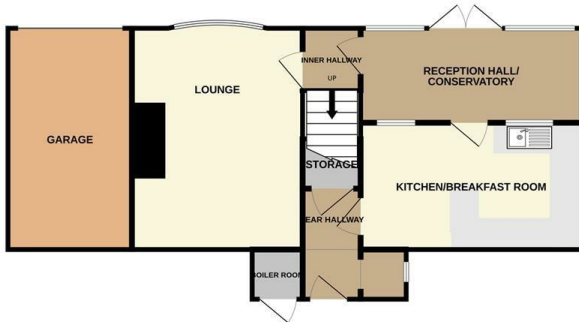
Just short of 1 acre of GREEN BELT LAND included with this property but is on a separate title.



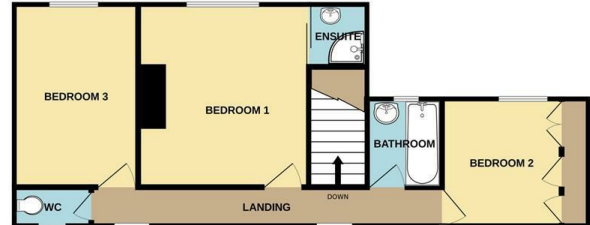


## Floor Plan

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

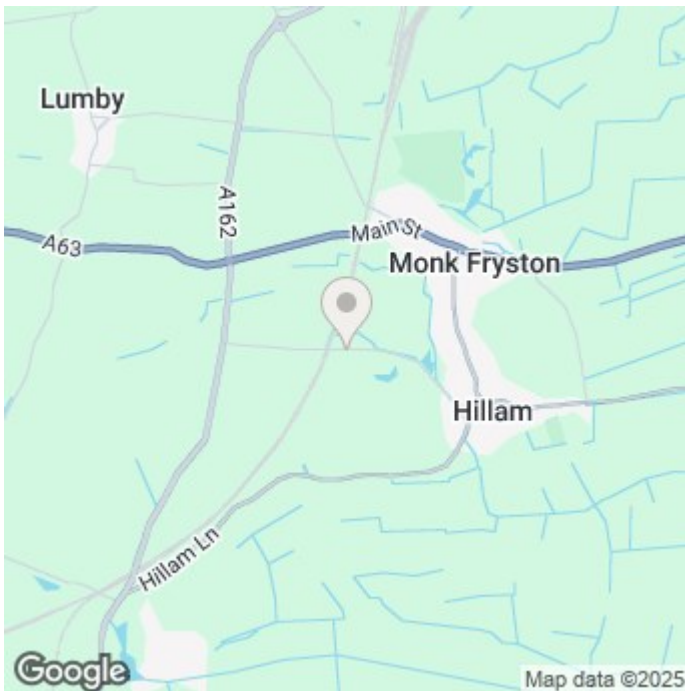


1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.




TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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