



## Hawthorn Grove, Leeds, LS13

£210,000 Offers in Region of



# Property Description

HOP are excited to bring to the market this stunning three bedroom semi-detached in an increasingly popular location. An early viewing is essential.

Situated in this popular area of Rodley which is also just a stone's throw from the lovely village of Calverley, this beautifully presented three-bedroom semi-detached property offers ready to move into accommodation which is sure to appeal to a range of buyers but particularly first-time buyers and families. The property is conveniently located for access to road links to the centres of Leeds and Bradford as well as the local amenities. Internal viewing is highly recommended to appreciate what this superb property has to offer.

Featuring uPVC double glazing and gas fired central heating the accommodation briefly comprises to the ground floor: entrance hall, bright and airy living room with stripped wood flooring and a bay window, and a separate open plan dining kitchen which is fitted with a range of modern wall and base units and ample space for a dining table and chairs. To the first floor is the master bedroom which is a double with full-length fitted wardrobes, the second double bedroom, a further single bedroom and the stunning house bathroom. There is also a useful loft space accessed via a fixed drop down-ladder.

Externally there is a low maintenance garden to the front and an enclosed garden to the rear which features a patio, lawn and garden storage shed.

The pleasant 'village' of Rodley sits aside the Leeds-Liverpool Canal and offers the commuter easy access to Leeds City Centre and the Leeds Outer Ring Road but retains a more rural feel. The canal welcomes the walker to scenic towpath strolls towards both Leeds and Bradford through areas of countryside and farmland. The



Owlcotes Shopping Centre, which is a short drive away along the Ring Road, boasts both Asda and Marks & Spencer superstores.

Disclaimer: this property is owned by an employee of HOP.

EPC Rating: D

## Key Features

- ✓ Three Bedrooms
- ✓ Beautifully Presented
- ✓ Open Plan dining Kitchen
- ✓ Enclosed Rear Garden
- ✓ Fantastic Location
- ✓ Useful Attic Space
- ✓ Contemporary Bathroom
- ✓ Traditional Semi Detached



# External Areas

Garden

On Road



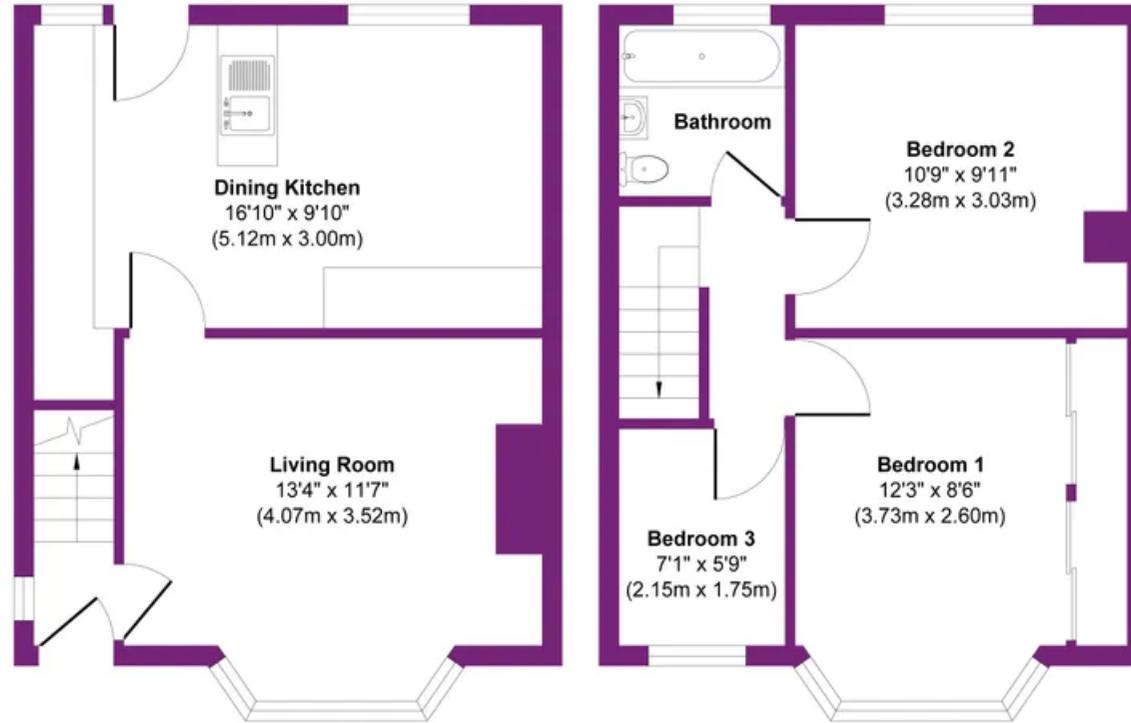








All



**Ground Floor**  
Approximate Floor Area  
326 sq. ft  
(30.30 sq. m)

**First Floor**  
Approximate Floor Area  
326 sq. ft  
(30.30 sq. m)

**Approx. Gross Internal Floor Area 652 sq. ft / 60.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**HOP**

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