



HODSONS



ASKING PRICE

£360,000

Blenkinsop Way

Leeds, LS10 4GG



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Welcome to this impressive modern detached home in Middleton, Leeds, designed with the contemporary family in mind. Offering a spacious three-storey layout, this property boasts a sense of versatility throughout its well planned interiors.

The accommodation briefly comprises a well appointed open-plan kitchen, living, and dining area on the ground floor, making it the heart of the home. The modern kitchen seamlessly merges into the dining and living spaces for a relaxed, sociable atmosphere. Adjacent to this is a separate utility room, ideal for busy family life, along with a convenient ground floor W.C.

The first floor opens into a spacious lounge, featuring French doors that lead onto a stunning balcony. Also on this floor is a generously sized bedroom which benefits from a modern en-suite.

On the second floor, you'll find three additional bedrooms, including a further private en-suite and separate family bathroom.

Outside, a detached garage provides secure parking and additional storage, and the surrounding garden space offers plenty of room for outdoor activities, barbecues, and family gatherings.

Located in the Middleton area of Leeds, this property enjoys a friendly community atmosphere, close to local schools, shops, and green spaces like Middleton Park. The area is well-connected, providing easy access to Leeds city centre, making it ideal for professionals and families alike. Middleton's combination of local amenities and green retreats makes it a popular choice for those seeking a balanced lifestyle close to the city.

Offered with no onward chain, this family home is ready to welcome its new owners.

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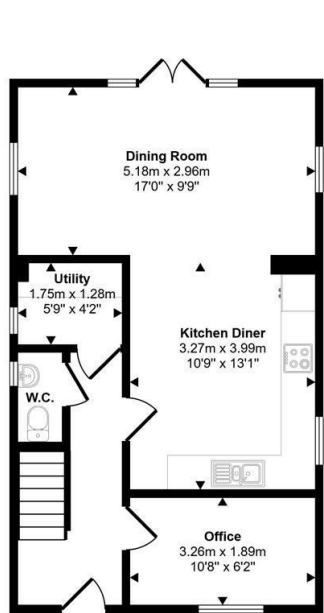
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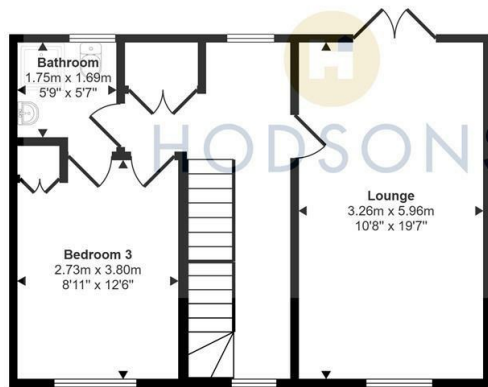
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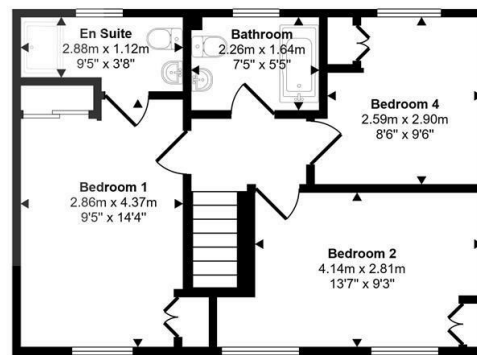




Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 48 sq m / 521 sq ft



Second Floor
Approx 48 sq m / 512 sq ft

Approx Gross Internal Area
143 sq m / 1542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk