



Bedfords Fold

Hillam, Leeds, LS25 5HZ
£625,000



SIGNATURE

BY

Emsleys | estate agents

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***RARE OPPORTUNITY. EXCEPTIONAL FAMILY HOME. EXTENDED & SUPERBLY UPGRADED. ***

Nestled in the charming village of Hillam, Leeds, this immaculate detached house on Bedfords Fold offers a perfect blend of modern living and spacious comfort. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home boasts four elegant reception rooms, providing ample space for relaxation and entertainment. The heart of the house is undoubtedly the extended kitchen breakfast room, which has been thoughtfully designed to cater to both culinary enthusiasts and casual diners alike. This area is perfect for family gatherings or enjoying a quiet morning coffee while overlooking the garden.

With three well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property has undergone many additional upgrades, enhancing its appeal and functionality, making it a truly move-in ready home.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in today's busy world with a single integrated garage/utility. Outside a stunning landscaped garden completes this delightful home with summer house and patio areas perfect for entertaining or relaxing.

In summary, this stunning home in Hillam is a rare find, combining spacious living areas, modern amenities, and a tranquil setting. It is an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a beautifully maintained property.

- IMPRESSIVE EXTENDED FAMILY HOME
- TUCKED AWAY LOCATION
- IMMACULATE THROUGHOUT
- LANDSCAPED GARDEN
- TWO EN-SUITE BEDROOMS
- AMPLE PARKING
- GARAGE WITH UTILITY
- FOUR RECEPTION ROOMS
- Council Tax Band E
- EPC Rating C











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