

Betteras Hill Road | Hillam | LS25 5HD £330,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating D

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***TUCKED AWAY LOCATION. BEAUTIFULLY PRESENTED. A REAL HIDDEN GEM. POPULAR VILLAGE. ***

A stunning home found hidden away off Betteras Hill Road, offering an immaculate interior and well-planned accommodation in a setting known for its green spaces and walking routes.

The ground floor features two reception rooms, providing flexible living and dining options, complemented by an open-plan arrangement that links well with the kitchen. The kitchen includes a central island, creating a practical focal point for food preparation and informal dining. There is one bathroom serving the property and three bedrooms with two having fitted wardrobes.

Externally, the house benefits from parking and a good-sized garden, ideal for those who value outdoor space. The garden is further enhanced by outbuildings, including a summer house, providing a dedicated area for home working or hobbies. The loft has been boarded and is fitted with power, light and a pull-down ladder, offering useful additional storage. Planning permission to extend the property was previously granted (now lapsed), reference 07/04113/MUL for anyone looking for a property with further potential.

The location offers convenient access to local countryside and established walking routes. Nearby, residents can enjoy local parks and recreation spaces, as well as the amenities of LS25, including cafés, shops and everyday services.

Public transport links are accessible via local stations such as Garforth and Micklefield, which provide regular services to Leeds, York and beyond, with journey times to Leeds typically around 15–20 minutes. Road connections are straightforward for access to the A1(M) and M1, making this a suitable base for commuting to Leeds and nearby towns. Local primary and secondary schools are available within a short drive. Access from Betteras Hill Road via a shared access road next to No.1 West View. Call now to arrange your viewing.















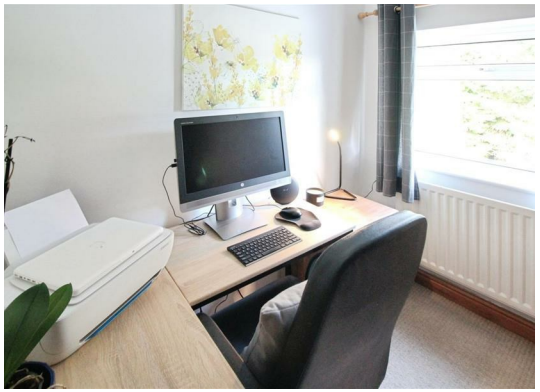
Ground Floor
Approx. 62.8 sq. metres (676.1 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.5 sq. feet)

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Total area: approx. 99.3 sq. metres (1068.6 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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