



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Windsor House, Betteras Hill Road  
Hillam, Leeds



## Windsor House, Betteras Hill Road Hillam, Leeds

Offers In Region Of £450,000

LOCATED IN AN ENVIABLE AREA TO THE WEST OF LEEDS, WINDSOR HOUSE IS A NEWLY CONSTRUCTED THREE DOUBLE BEDROOM DETACHED PROPERTY PRESENTED TO A HIGH STANDARD THROUGHOUT WITH THE LAYOUT CAREFULLY CONSIDERED FOR MODERN LIVING.

This newly built three-bedroom detached property in Hillam epitomizes contemporary living with a high level of craftsmanship and attention to detail. Nestled in a picturesque setting, the home offers a perfect blend of modern design and functionality. This home not only presents a luxurious and comfortable living space but also offers the allure of a well-connected location, making it an attractive and desirable home for those looking to enjoy the best of modern living with easy access to the amenities of Leeds and York.

### **SPACIOUS LIVING AREAS**

The layout creates a sense of space with large living room and breakfast kitchen each offer space which flows externally.



### **BEDROOMS AND BATHROOMS**

Three generously sized bedrooms, each thoughtfully designed for comfort and relaxation. The master bedroom includes an en-suite bathroom and dressing room, showcasing premium fixtures and finishes.

### **LUXURIOUS INTERIORS**

The interiors are presented to a high specification, featuring top-quality materials, flooring, and modern lighting fixtures throughout.

### **OUTDOOR SPACES**

The property includes well-maintained outdoor spaces, including a landscaped garden, providing an ideal environment for outdoor activities and entertaining.

### **ENERGY EFFICIENCY**

Built to the latest energy efficiency standards, the property incorporates double-glazed windows and efficient insulation, contributing to reduced energy consumption.

### **LOCATION AND ACCESSIBILITY**

Situated in Hillam, the property offers convenient access to both Leeds and York, making it an ideal choice for those seeking a balance between urban amenities and rural tranquility. Well-connected transport links ensure easy commuting to major cities and surrounding areas.

## PARKING

The property includes private parking facilities, providing convenience for residents and guests.

## EPC

TBC

## SERVICES

All main services available

## TENURE

Freehold

## COUNCIL TAX

TBC

## WHAT3WORDS

///available.maternall.probably

## AGENT NOTES

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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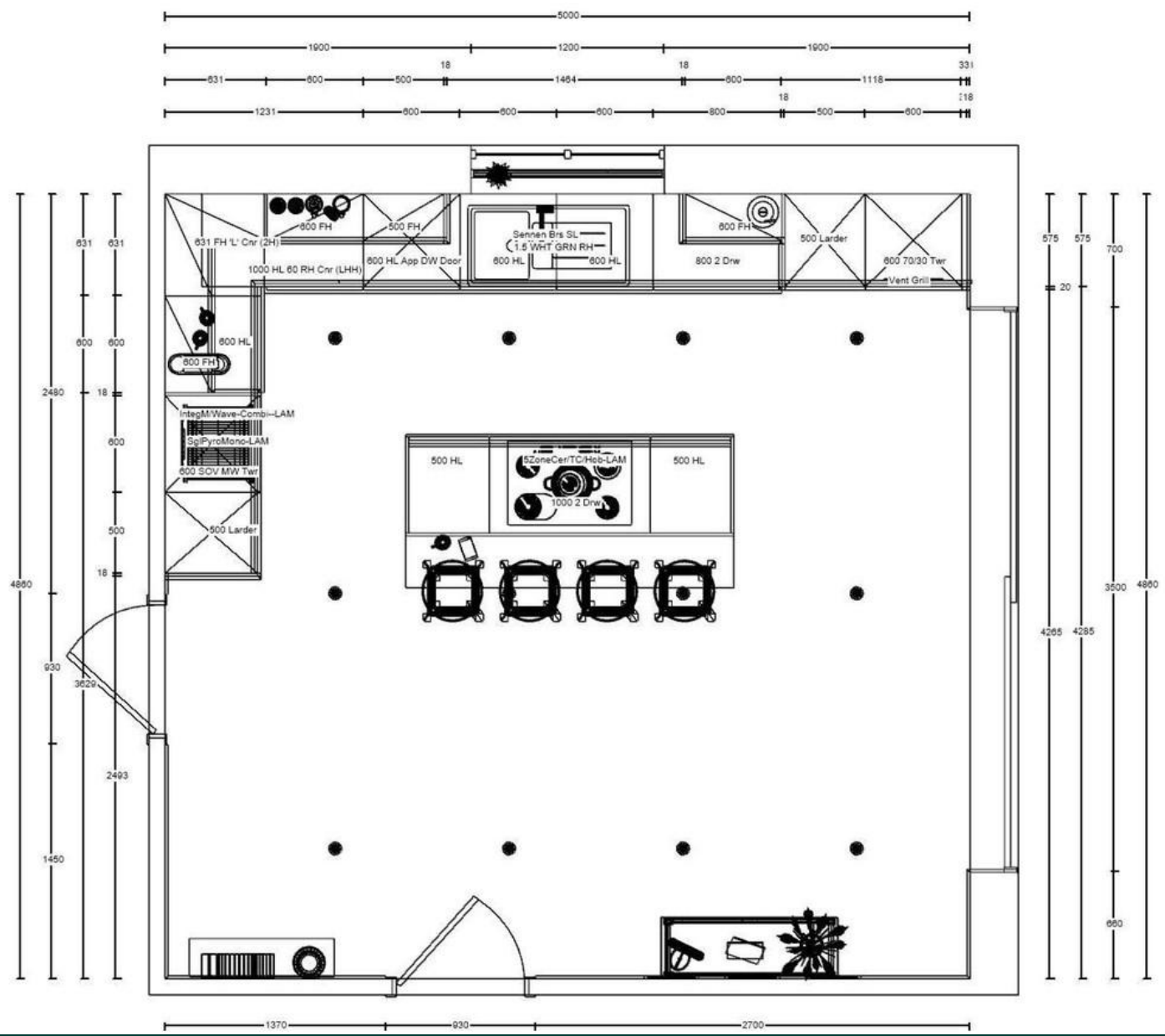
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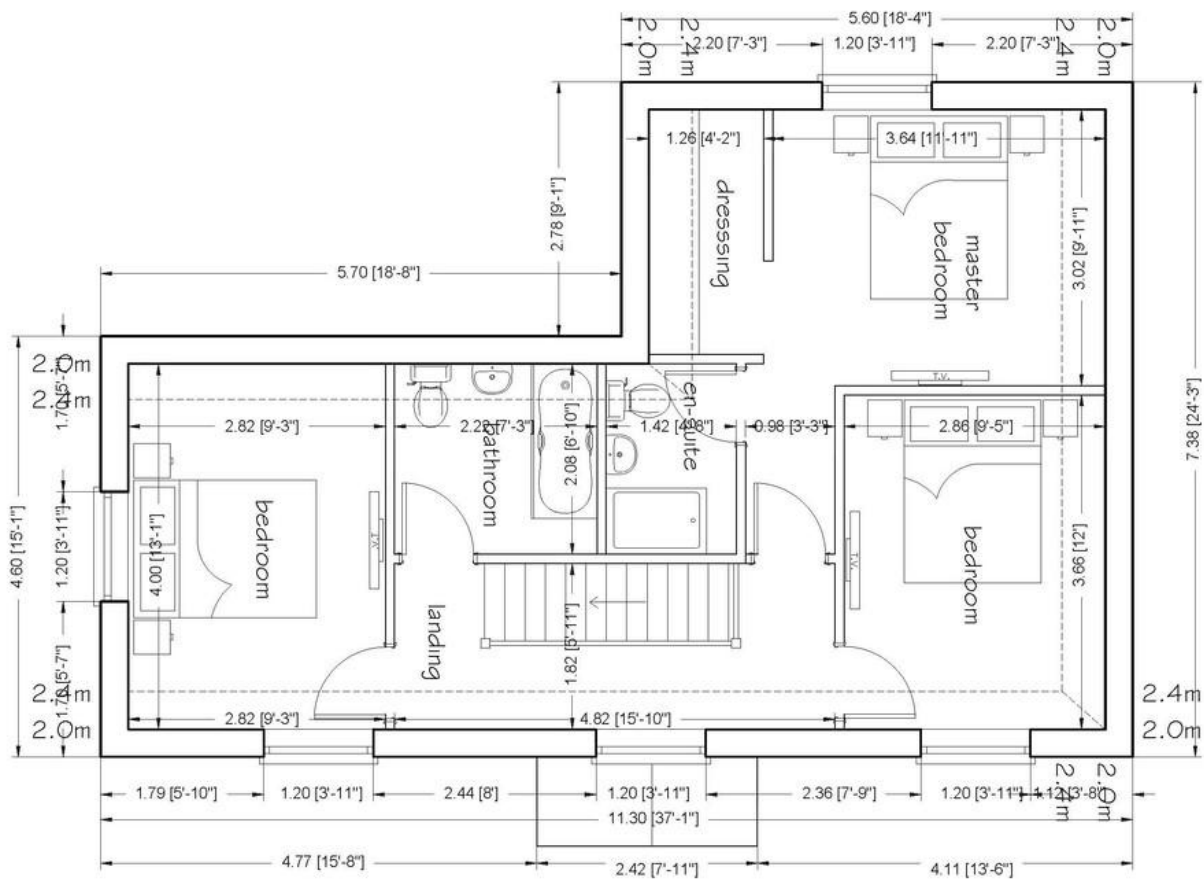




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