



Kirkstall Road, Hillside,
PR8 4RA

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A handsome 1930's SEMI-DETACHED home in the heart of Hillside, beautifully renovated by the current owners and presented in excellent condition throughout. The property immediately impresses with its STRONG KERB APPEAL, attractive façade and smart BLOCK PAVED DRIVEWAY providing off-road parking for several cars. Located within a popular residential area surrounded by homes of the same era and within walking distance of Hillside station and local shops, this is a superb family home combining character and modern comfort.

Since purchasing the property in 2021, the current owners have undertaken an extensive programme of improvements. Highlights include a stylish WREN KITCHEN with integrated appliances, a co-ordinating UTILITY ROOM, a new family BATHROOM and the creation of an EN-SUITE to the main bedroom. Additional upgrades include Karndean flooring to the HALL and DINING ROOM, installation of a Worcester boiler, a LOG BURNER in the rear sitting room, full redecoration throughout and a ROCK composite front door. Outside, the garden has been landscaped, incorporating a PERGOLA seating area and garden lighting, creating a wonderful space for relaxing and entertaining.

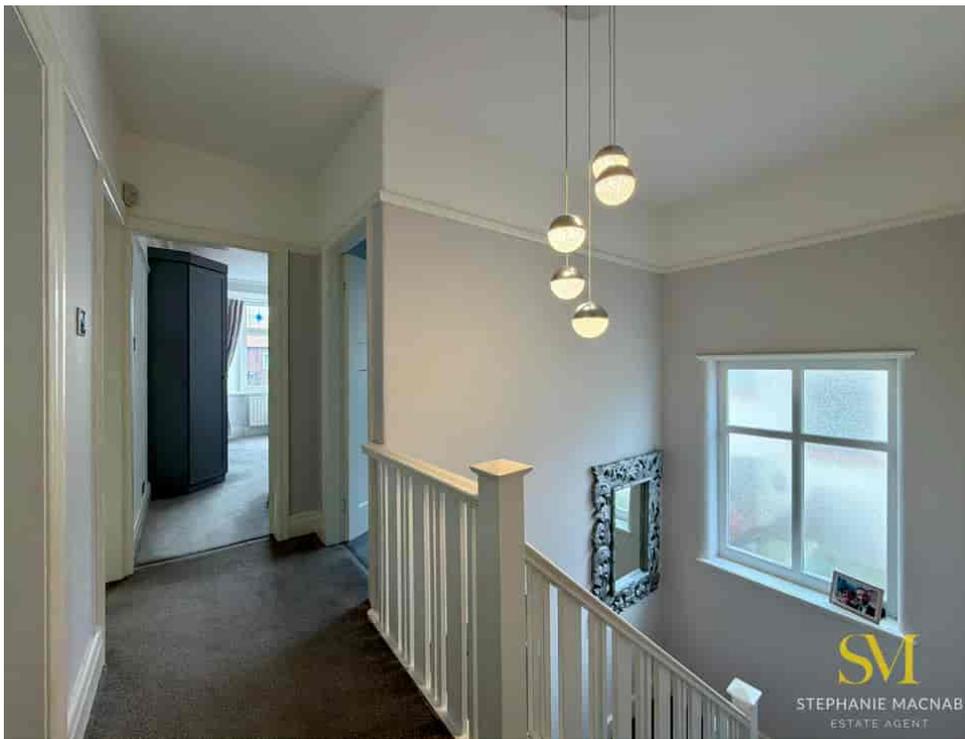
The accommodation is well balanced and typical of the era, beginning with a welcoming ENTRANCE HALL. To the front of the property there are two elegant reception rooms – a DINING ROOM and LOUNGE – both enjoying pleasant outlooks and period proportions. To the rear, a cosy SITTING ROOM with LOG BURNER provides a more relaxed living space and leads through to a bright GARDEN ROOM overlooking the landscaped garden. The KITCHEN, positioned to the rear, is well appointed and supported by the adjoining UTILITY ROOM and GROUND FLOOR WC, creating a practical everyday layout.

Upstairs, the first floor provides FOUR BEDROOMS, including a generous MAIN BEDROOM with EN-SUITE SHOWER ROOM. The remaining bedrooms are served by a contemporary FAMILY BATHROOM, all arranged around a bright landing.

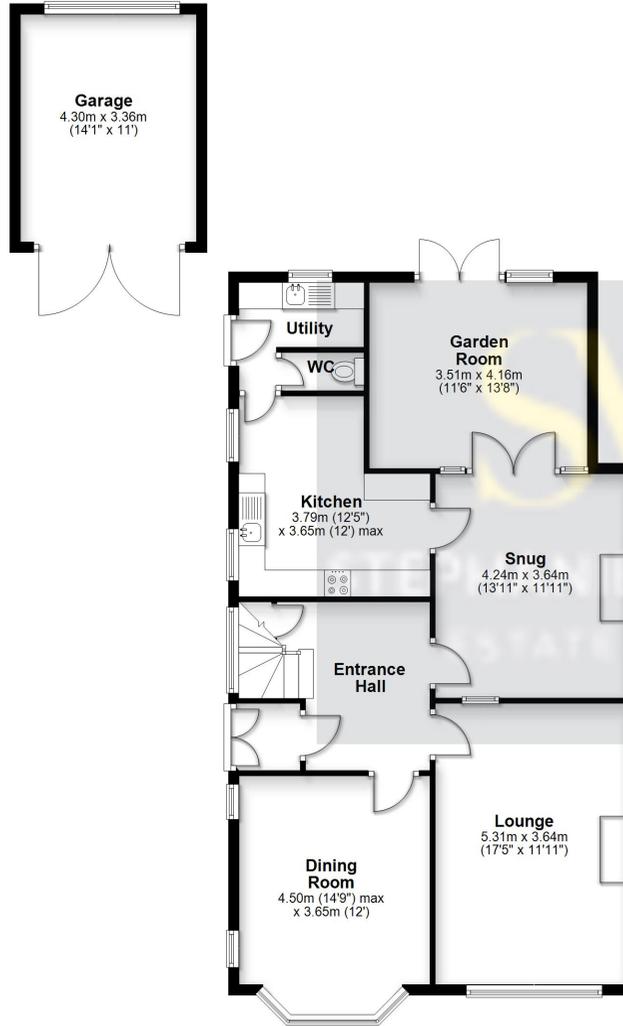
Externally, the property continues to impress with a LANDSCAPED REAR GARDEN featuring lawn, pathways and the PERGOLA seating area, providing a private and attractive outdoor setting. Combined with the spacious driveway and excellent location, this is a superb Hillside home ready to move straight into.



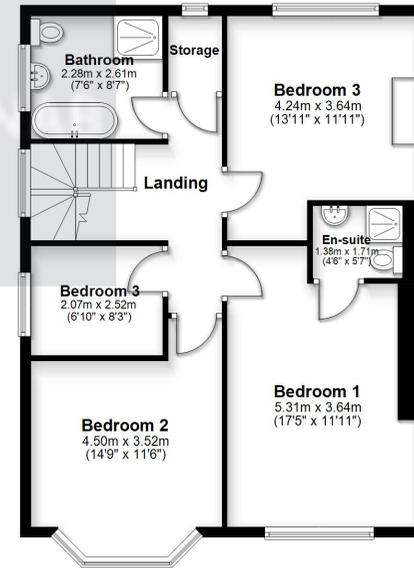




Ground Floor
Approx. 110.0 sq. metres (1184.5 sq. feet)



First Floor
Approx. 70.7 sq. metres (760.8 sq. feet)



Total area: approx. 180.7 sq. metres (1945.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	