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Abbeydale Grove, Leeds, LS5

Guide Price £260,000

Property Images



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Floorplan

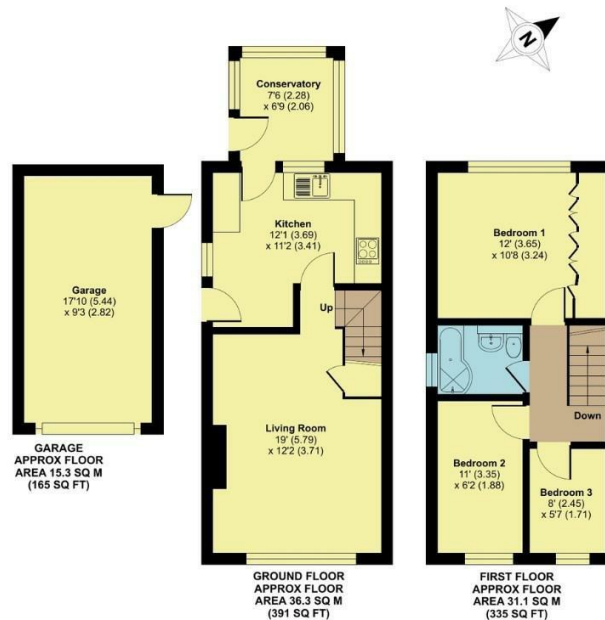
Abbeydale Grove, Leeds, LS5

Approximate Area = 726 sq ft / 67.4 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale

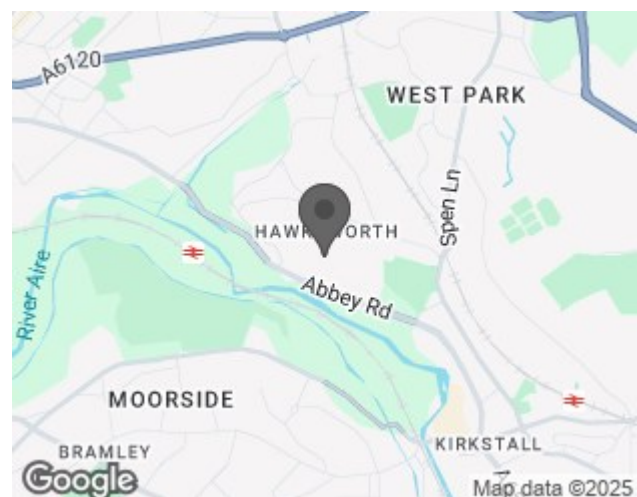


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). 16/06/2025. Produced for Hunters Property Group. REF: 1237263

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

Summary

Abbeydale Grove is a delightful three-bedroom semi-detached home situated in a highly sought-after area. Located close to Kirkstall Forge, Kirkstall Bridge Shopping Park, and the scenic walks around Kirkstall Abbey, this property offers a blend of convenience, natural beauty, and peaceful living on a quiet development.

Key Features:

- **Move-in Ready:** A well-maintained home in excellent condition, situated on a quiet cul-de-sac.
- **Spacious Living Room:** Featuring a charming fireplace and a large picture window that fills the room with natural light.
- **Kitchen:** Equipped with ample eye and base-level units, offering generous worktop space for meal preparation.
- **Versatile Conservatory:** Currently used as a dining area, providing additional living space.
- **Three Bedrooms:** The master bedroom includes fitted wardrobes, while the third single bedroom is perfect for use as a home office.
- **Neutral Bathroom:** Fitted with a shower over the bath, a towel rail, modern finish having vanity unit.
- **Ample Parking and Secure Garage:** A long driveway offers off-street parking for multiple vehicles, leading to a single garage and the added convenience of an outdoor EV Charger perfect for modern, eco conscious living.
- **Outdoor Space:** The front garden features a neat lawn, while the fully enclosed rear garden with a lawn provides a low-maintenance outdoor retreat.

This fantastic home is move-in ready, while still offering plenty of potential for you to personalise and make it your own.

Don't miss out on this wonderful opportunity—book your viewing today!

Features

• SEMI DETACHED • THREE BEDROOMS • CUL DE SAC LOCATION • NEUTRAL DECOR AND MOVE IN READY • DRIVEWAY / GARAGE & EV CHARGER • GOOD COMMUTE LINKS • EPC RATING:- D • COUNCIL TAX BAND:- C