



6 Park Grove

Leeds, LS6 4BD

£1,295 PCM





A rare opportunity to take advantage of this beautifully presented furnished stone cottage which finds itself hidden away from passers by, but yet within footsteps of a wealth of amenities, restaurants, leisure facilities, and public transport links to Leeds city centre. The accommodation forms part of a parade of similar properties solely with pedestrian access, and having a private garden/patio area to the front. Internally recent refurbishment by the current owner highlights the property's traditional features whilst now providing modern contemporary living in a period home.

Accommodation:

The property is accessed from Park Terrace which provides on street parking and a private walkway leads along the parade. The stone built property has been modernised with Georgian style uPVC double glazed windows retaining the property's characterful appeal and entry is directly into the focal lounge area of the home. Having solid timber flooring, multi-fuel traditional stove set within exposed stonework and lintel the room also has ample light from the front elevation and borrowed light from the glazed kitchen door. Through to the dining kitchen this recently fitted shaker style kitchen suite has contemporary colour finishings with gold detailing, marble effect worksurfaces, one and a half inset sink basin, convenient breakfast bar, and high end integral appliances to include refrigerator/freezer, washer/dryer, oven, four plate hob and extractor.

To the first floor there is convenient storage to the bulkhead with fitted clothes rail. Landing leads to a general double bedroom overlooking the garden area, and benefiting from a king size bed and solid timber wardrobe and storage. The house bathroom has a three piece white suite to include low flush WC, sink basin with storage beneath, and timber panelled bath with over bath tiling, shower, and screen. Also having heated towel rail.

Offered furnished with tastefully presented soft furnishings and fixtures/storage options throughout, the property has also been finished with Farrow & Ball paintwork options.

Location

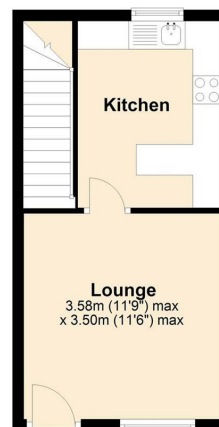
Whilst the property is almost hidden from the main surrounding infrastructure the main Otley Road can be found only a few steps away. Facilities most prevalently in Headingley and Meanwood offer everything from local chains & convenience stores to boutique shops and renowned eateries. Public transport links to Leeds centre are excellent making this ideal for a single occupant wanting a quiet 'getaway' still close to the city's benefits.

Council tax band: B

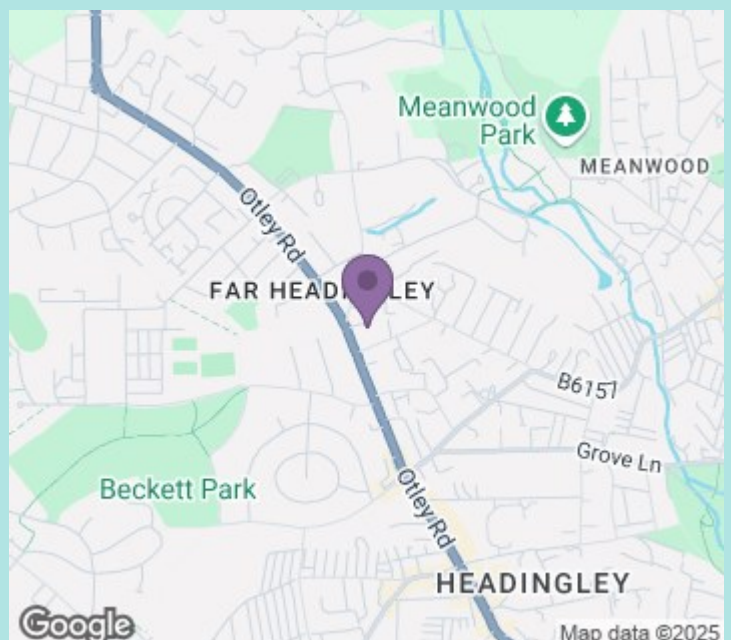
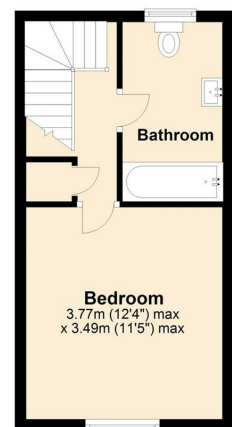
EPC rating: D

Deposit: £1,494

Ground Floor



First Floor



ws-residential.co.uk

01484 711200



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