



## 68 Stonebridge Grove, Leeds, LS12 5AP

### Offers In The Region Of £175,000

Viewing is highly advised for this TWO BEDROOM SEMI DETACHED property which would be an ideal purchase for a variety of buyers including LANDLORDS & FTB's (possible rental income circa £850.00 pcm). The property has been maintained and decorated to a good standard and benefits from having a MODERN FITTED KITCHEN & BATHROOM. Situated in a popular residential area this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM & DINING AREA with ample space for a range of dining & sitting room furniture, and a FITTED KITCHEN with a good range of modern cabinets and an external door giving access to the garden.

To the first floor there are TWO DOUBLE BEDROOMS, and a BATHROOM / WC with a shower over the bath and a glazed side screen.

Externally the property has GARDENS TO THE FRONT & REAR. The gardens are mainly laid to lawn. To the rear there is a paved seating area and a brick-built storage shed.

The property benefits from having GAS CENTRAL HEATING and DOUBLE GLAZING.



## GROUND FLOOR:

### Hallway:

Access via a front entrance door, stairs rising to the first floor

### Living Room & Dining Area:



Double glazed windows to the front & rear elevations, central heating radiator, television point, ample space for living room and dining room furniture

### Fitted Kitchen:



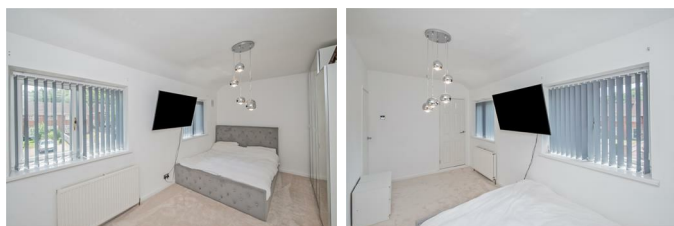
Double glazed window, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, an inset 1 / 4 bowl sink and drainer with a mixer tap

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to the loft space, airing / storage cupboard

### Bedroom One:



Double glazed windows, central heating radiator, ample space for a range of bedroom furniture

### Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

## Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wash basin, low flush WC, ladder style central heating radiator / towel warmer, tiling to the walls and floor

## TO THE OUTSIDE:



## Gardens:



The front garden is enclosed by hedging and has a lawn. The rear garden is a good size and enclosed by hedging and a fence and has a lawn, a paved area and a brick-built garden shed.

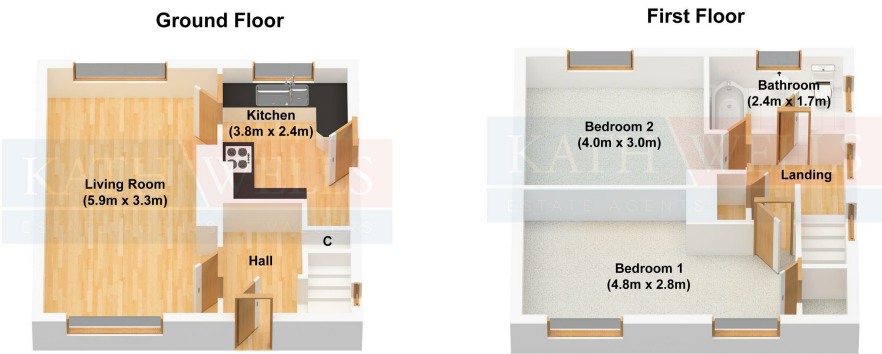
## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

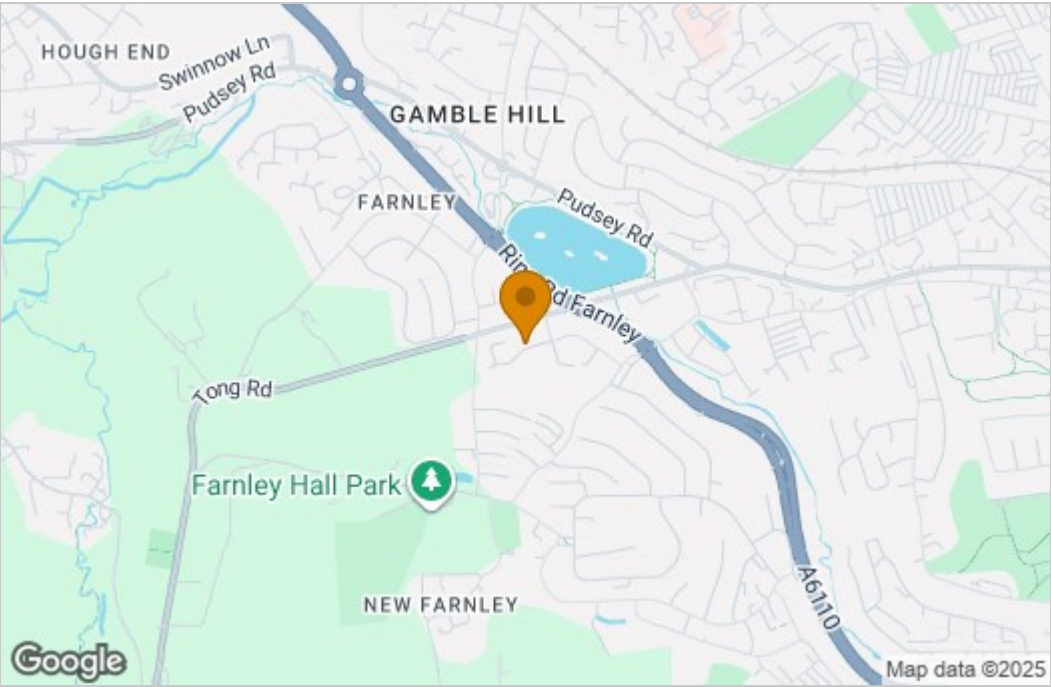
## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-2026-0050-6203-0771>

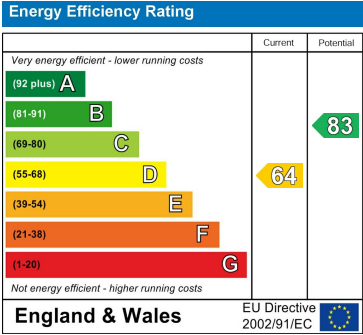
Floor Plan



Area Map



Energy Efficiency Graph



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