



7 Hawthorn Grove, Leeds, Yorkshire, LS13 1NH

Chain Free and Spacious 2 bed Extended Semi, recently decorated throughout and ready for the buyer to put their stamp on!

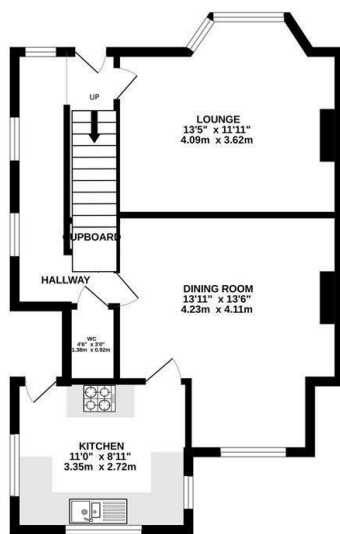
This extended spacious, light and airy property provides a great opportunity for the buyer to put their own stamp on it. The ground floor comprises of a front reception room with bay window and plenty of light. The hallway runs from the front door to the rear of the property and provides under-stairs storage and a downstairs toilet, then leads into a large 2nd reception/family room, featuring a large picture window overlooking the garden. The good sized separate fitted kitchen also overlooks the garden and has windows on 3 sides plus a door leading to the rear garden.

- Chain Free
- Rear & Side Extension
- Double Glazing & Central Heating
- Fenced & Gated Private Rear Garden
- Two Good Sized Reception Rooms
- Downstairs WC
- Spacious & Light
- Large Loft Room

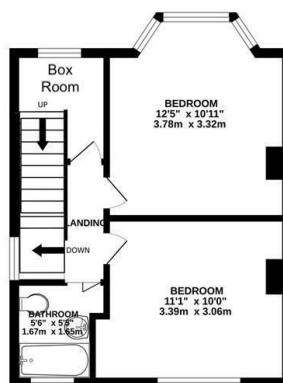
£235,000

www.fletcherprops.com

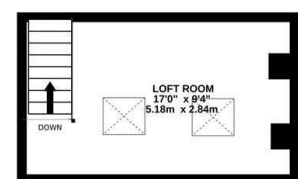
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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