



**Adams Grove, Leeds LS15 8TT**





**welcome to**

**Adams Grove, Leeds**

William H Brown are proud to present to the market this THREE bedroom SEMI-DETACHED house with DRIVEWAY and GARAGE for OFF-STREET parking. This property may be of interested to investors or buyers looking for a property with renovation potential. NO ONWARD CHAIN. Call us now on 0113 260 0945.



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This property comprises in brief on the ground floor of a entrance porch leading into the lounge, kitchen/diner and staircase to the first floor. To the first floor there is a landing leading to three bedrooms and bathroom. Externally, there is a lawn garden to the rear and to the front there is a low maintenance garden, drive way and garage providing off-street parking.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants, gym, and a cinema.

### **Lounge**

14' 7" x 14' 5" ( 4.45m x 4.39m )

### **Kitchen/Diner**

14' 6" x 11' ( 4.42m x 3.35m )

### **Bedroom One**

13' 8" x 8' 5" ( 4.17m x 2.57m )

### **Bedroom Two**

8' 9" x 5' 2" ( 2.67m x 1.57m )

### **Bedroom Three**

10' 5" x 5' 9" ( 3.17m x 1.75m )

### **Bathroom**



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welcome to

## Adams Grove, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; ONE WITH FITTED WARDROBES
- NO ONWARD CHAIN
- OFF-STREET PARKING; DRIVE WAY AND GARAGE
- RENOVATION POTENTIAL

Tenure: Freehold EPC Rating: E

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109635 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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