



**Mead Grove, Colton LEEDS LS15 9JS**



***welcome to***

**Mead Grove, Colton LEEDS**

This attractive three-bedroom mid-terrace town house features two spacious reception rooms, front and rear gardens, and the added benefit of off-street parking via a private garage. Ideal for a wide range of buyers including families or first-time buyers.



The accommodation briefly comprises: a welcoming entrance hall, guest WC, spacious lounge, dining area, and a modern fitted kitchen to the ground floor. Upstairs, there are three well-proportioned bedrooms two of which are doubles and a family bathroom.

Externally, the property benefits from a fully enclosed rear garden featuring a small patio and lawn—ideal for outdoor relaxation. A garage en bloc and residents' parking are also included.

## Ground Floor

### Lounge

11' 7" MAX x 15' 9" MAX ( 3.53m MAX x 4.80m MAX )

### Kitchen

7' 3" MAX x 5' 9" MAX ( 2.21m MAX x 1.75m MAX )

### Dining Room

7' 6" MAX x 8' 4" MAX ( 2.29m MAX x 2.54m MAX )

## Guest W/C

## First Floor

### Bedroom One

8' 4" MAX x 10' MAX ( 2.54m MAX x 3.05m MAX )

### Bedroom Two

11' 4" MAX x 8' 4" MAX ( 3.45m MAX x 2.54m MAX )

### Bedroom Three

6' 1" MAX x 7' 7" MAX ( 1.85m MAX x 2.31m MAX )

## Bathroom



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## Mead Grove, Colton LEEDS

- MID-TERRACE TOWN HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; GARAGE EN BLOC

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111211 - 0006

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