



**Linfield, Grove Road, Headingley Leeds LS6 2AB**

**welcome to**

**Linfield Grove Road, Headingley Leeds**

William H Brown are pleased to present this stunning two bedroom flat in LS6. Boasting modern décor throughout, this "ready to move in home" is ideal for first time buyers.



## Linfield

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This home comprises: entrance hall way, leading to the open plan kitchen and lounge, two good sized bedrooms with one featuring an ensuite. There is also a main bathroom and an added bonus of a storage cupboard and an attic which provides additional storage.

Located within proximity to an abundance of local amenities, restaurants and independent shops this is ideal for those wanting to be in the Headingley area. The area also boasts excellent transport links to the City Centre, excellent for commuters. Whilst close to all the main shops, this property is situated in a quieter location offering the best of both worlds to any prospective buyers.

## Entrance Hall

Featuring a store cupboard housing the water heater.

## Lounge

15' 7" x 14' 7" ( 4.75m x 4.45m )

Wooden flooring throughout, window to the rear, open plan and modern decor.

## Kitchen

12' 4" x 8' 3" ( 3.76m x 2.51m )

A sleek modern kitchen with fitted wall and base units. Integrated appliances such as washing machine and dishwasher. Electric oven with a gas hob, and extractor hood. Tiled splash back is also features with a sink. Plenty of space to prepare food and entertain friends and family.

## Bedroom One

10' 4" x 11' 9" ( 3.15m x 3.58m )

Carpet and fitted wardrobes, with window to the side of the property. The ensuite includes chrome towel rail, tiled wall and floor, enclosed shower, WC and handwash basin.

## Bedroom Two

10' 7" x 8' 4" ( 3.23m x 2.54m )

Carpet and window to the side, good size room with plenty of potential as a guest bedroom or office

## Bathroom

Partially tiled walls, and a tiled floor. Bath and walk-in shower with folding screen. WC and hand wash basin.

## External

There is designated parking available.



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## Linfield Grove Road, Headingley Leeds

- Guide Price £250,000 - £260,000
- Two Bedroom
- Designated Parking
- Open Plan Lounge & Kitchen
- Popular Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108620 - 0003

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william h brown



**0113 278 5337**



Headingley@williambrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



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