



Stanmore Grove, Leeds LS4 2RJ

welcome to

Stanmore Grove, Leeds

****GUIDE PRICE - £200,000 - £210,000****

A three bed semi-detached house situated in a popular and sought after location which offers gardens to the front and rear as well as off street parking and a garage.



Stanmore Grove

A semi-detached house situated in a popular and sought after area. The accommodation briefly comprises; entrance hall, lounge, kitchen, three bedrooms and bathroom. Externally the property there are gardens to the front and rear as well as a driveway providing off street parking which leads down the side of the house to the garage. There are extensive amenities available nearby on Burley Road, Kirkstall and Headingley including supermarkets, restaurants, cafes and bars together with regular bus services which provide access into the city centre and beyond. The property is located just two miles from the vibrant Leeds City Centre with an abundance of shopping and restaurant facilities together with the railway station which provides regular services to London Kings Cross. The motorway network (M1, M621) also provides good road links to the major business centres of the north.

Entrance Hall

The front entry door opens in to the entrance hall which has a staircase rising up to the first floor.

Lounge

14' 5" x 14' 9" (4.39m x 4.50m)

Having a stone fireplace, radiator and double glazed window to the front elevation.

Kitchen

8' x 15' 3" (2.44m x 4.65m)

Fitted with a range of wall and base units with a stainless steel sink and drainer with mixer tap. Cooker point. Space for fridge freezer and plumbing for washing machine. Two useful storage cupboards, Double glazed window to the rear elevation and a door leads out to the rear garden.

First Floor Landing

Stairs rise from the ground floor entrance hall up to the first floor landing which has a double glazed window to the side elevation.

Bedroom One

13' 6" x 10' 9" (4.11m x 3.28m)

A double bedroom with a radiator and double glazed window to the front elevation.

Bedroom Two

9' 1" x 11' 6" (2.77m x 3.51m)

A second double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m)

Having a radiator and double glazed window to the front elevation.

Bathroom

Fitted with a three piece suite comprising; bath with shower over, pedestal wash hand basin and low flush wc. Radiator and double glazed window to the rear elevation.

Externally

To The Front

At the front of the property, a gated driveway extends down the side of the house to the garage at the rear. To the side of the drive there is a lawned garden enclosed by timber fencing and hedges.

To The Rear

At the rear of the property there is garden which is partially laid to lawn with a paved patio area.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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welcome to

Stanmore Grove, Leeds

- Semi-Detached House
- Three Bedrooms
- Front & Rear Garden
- Driveway Providing Off Street Parking
- Garage

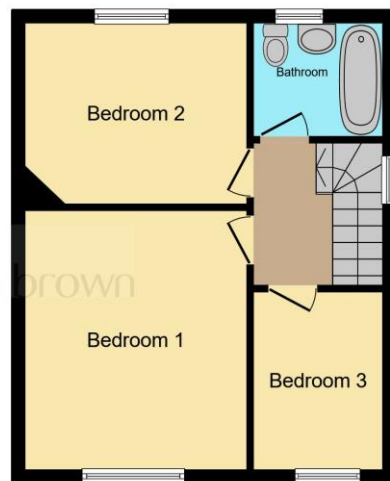
Tenure: Freehold EPC Rating: D

guide price

£200,000



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108712 - 0003

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