



Stanmore Grove, Leeds LS4 2RJ

william
h brown

welcome to

Stanmore Grove, Leeds

This extended semi-detached home has been fully refurbished throughout, offering stylish and move-in-ready accommodation. Highlights include a contemporary kitchen, a sleek modern bathroom, three generously sized bedrooms, low maintenance gardens and driveway.



Porch/Hallway

Enter from the front into the porch/hall, a great space for coats and shoes and stairs leading to the first floor.

Lounge

14' 9" Max x 14' 5" Max (4.50m Max x 4.39m Max)
A spacious, bright and airy room with laminate flooring and plugs in place to create a media wall.

Kitchen/Diner

18' 4" Max x 18' 2" Max (5.59m Max x 5.54m Max)
A stunning and generously sized room that truly serves as the heart of this family home. The newly installed contemporary kitchen features a stylish selection of wall and base units with sleek gloss finishes, complemented by modern worktops that incorporate a sink and drainer. There's ample room for all essential appliances. The dining area comfortably accommodates a table and chairs, and fully glazed double doors open out to the garden, creating a seamless indoor-outdoor flow.

Wc

A downstairs wc, fully tiled and comprising a wc and wash hand basin with storage below.

Bedroom One

13' 7" Max x 10' 5" Max (4.14m Max x 3.17m Max)
A spacious double bedroom positioned to the front elevation with ample space for free standing furniture.

Bedroom Two

11' 5" Max x 9' Max (3.48m Max x 2.74m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

9' 1" Max x 7' 7" Max (2.77m Max x 2.31m Max)
A single bedroom positioned to the front elevation with space for free standing furniture.

Shower Room

A stylish shower room, fully tiled and comprising a

walk in shower with double shower heads, wc, wash hand basin with storage below and an illuminated mirror.

Outside

To the front of the property there is a low maintenance garden and a driveway to the side providing off street parking. The rear garden is fully paved for easy upkeep with fenced borders and benefiting from an outhouse with power and lighting.



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welcome to

Stanmore Grove, Leeds

- GUIDE PRICE £300,000 - £325,000
- NEWLY FITTED MODERN KITCHEN
- FULLY REFURBISHED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- NEWLY EXTENDED

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£300,000



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