



Grove Gardens, Leeds, LS6 4EG

£399,950

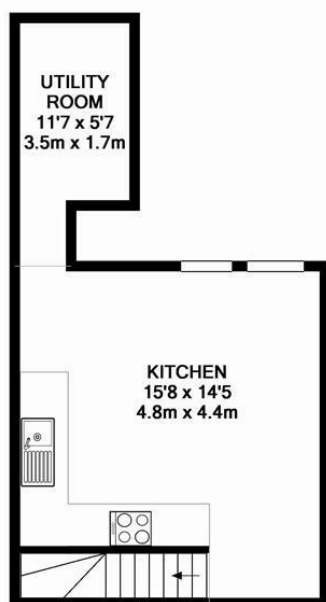
- THROUGH TERRACE PROPERTY
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- HMO LICENCE UNTIL JULY 2027
- FOUR BEDROOMS (WITH OPTION FOR FIFTH)
- SOUGHT AFTER LOCATION
- ACCOMMODATION OVER FOUR FLOORS
- DINING KITCHEN
- CLOSE TO UNIVERSITIES

PARKLANE IS DELIGHTED TO OFFER FOR SALE THIS SPACIOUS 4 BEDROOM, TWO BATHROOM THROUGH TERRACE PROPERTY IN AN EXCELLENT LOCATION BETWEEN MEANWOOD AND HEADINGLEY WITH GREAT ACCESS TO ALL THE AMENITIES BOTH OFFER. THE ACCOMMODATION PROVIDED OVER FOUR FLOORS WOULD MAKE A STUNNING FAMILY HOME BUT IS ALSO OF INTEREST TO THE INVESTOR AS THE PROPERTY CURRENTLY HOLDS A HMO LICENCE UNTIL JULY 2027.

THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL, LIVING ROOM, DINING ROOM (WHICH CAN BE UTILISED AS A 5TH BEDROOM). TO THE LOWER FLOOR IS A DINING KITCHEN AND UTILITY ROOM. TO THE FIRST FLOOR THERE ARE 2 BEDROOMS AND 2 BATHROOMS WITH A FURTHER TWO BEDROOMS ON THE SECOND FLOOR. GREAT TRANSPORT LINKS INTO THE CITY CENTRE.

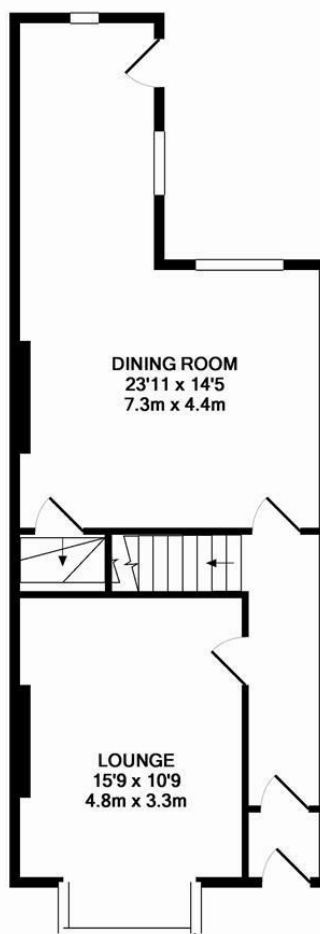
INTERNAL VIEWING IS RECOMMENDED TO APPRECIATE THE SIZE AND VERSATILITY OF THE ACCOMMODATION OFFERED.

EPC RATING D.
 COUNCIL TAX BAND D.



Basement level
 Approx. Floor
 Area 282 Sq.Ft.
 (26.2 Sq.M.)

10 Grove Gardens
 Total Approx. Floor Area 1454 Sq.Ft. (135.1 Sq.M.)



Ground floor
 Approx. Floor
 Area 498 Sq.Ft.
 (46.3 Sq.M.)

Entrance Hall

Glazed hardwood entrance door, central heating radiator, stairs to first floor.

Living Room 23'11" x 14'5"

Spacious Living room with laminate flooring, 3 UPVC double glazed windows, hardwood rear entrance door, Skylight, Staircase to Lower Ground Floor.

Dining Room 15'9" x 10'9"

UPVC double glazed bay window, Central heating radiator. This room has previously been utilised as an additional Bedroom.

Kitchen 15'8" x 14'5"

Spacious Kitchen with Dining area having a range of White gloss wall and base units with contracting worktops, Integrated electric oven and electric hob, plumbing for dishwasher, Two UPVC double glazed windows, Central heating radiator.

Bedroom 1 14'5" x 13'4"

Spacious double bedroom with high ceilings, UPVC double glazed window, Central heating radiator.

Bedroom 2 9'9" m x 9'1"

Double bedroom with high ceilings, UPVC double glazed window, Central heating radiator.

House Bathroom 9'9" x 5'3"

Having a three piece bathroom suite comprising: Pedestal wash had basin, low flush toilet and shower cubicle with mains shower. Wall mounted mirrored cabinet, UPVC double glazed frosted window, Central heating radiator.

Shower room

Having a shower cubicle with electric shower, wash hand basin and low flush toilet. Wall mounted mirrored cabinet.

Bedroom 3 14'5" x 8'8"

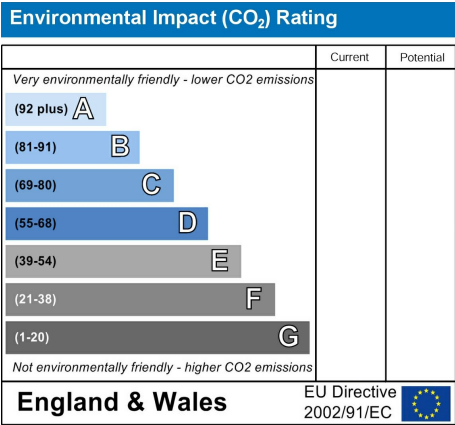
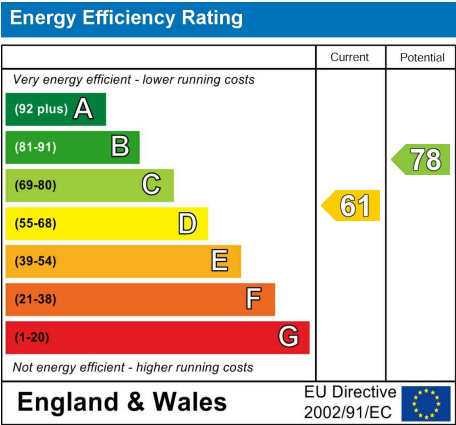
With double glazed Velux window, Central heating radiator.

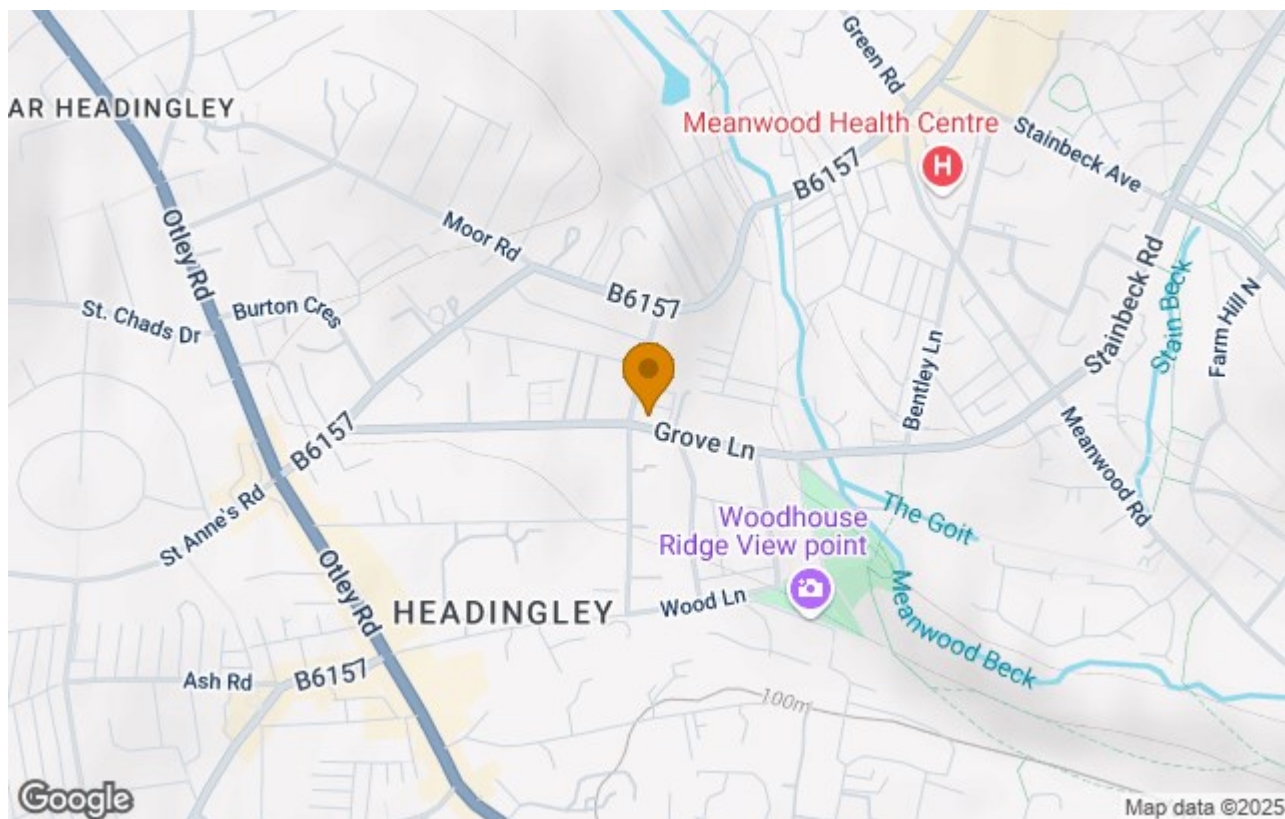
Bedroom 4 14'5" x 9'10"

With Double glazed Dormer window, central heating radiator.

Outside

To the front of the property is a small low maintenance garden.





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.