



**Grove Farm Crescent, Leeds LS16 6BY**

**welcome to**

**Grove Farm Crescent, Leeds**

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\* Offered with NO CHAIN is this well proportioned three bedroom semi-detached home in a great Cookridge location, close to local schools, local amenities and transport links. Benefiting from a DRIVEWAY & GARAGE! Generous rear garden. Two reception rooms.



## Grove Farm Crescent

A well proportioned three bedroom semi-detached property which has been a much loved family home for many years. Located in a popular residential area of Cookridge close to local amenities, good schools and transport links.

Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance hall, spacious lounge, separate dining room and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and the bathroom. Outside the property benefits from a block paved driveway running down the side of the property leading to the detached garage, providing ample off street parking and storage. Attractive, well maintained and stocked gardens to both front and rear. This property is offered with no onward chain.

## Ground Floor

### Entrance Hall

Door to the front opening in to the entrance hallway with stairs leading to the first floor

### Lounge

15' 7" max x 12' 3" ( 4.75m max x 3.73m )

A good sized lounge with radiator, gas fire place with surround and window to the front

### Dining Room

15' 6" x 8' 4" ( 4.72m x 2.54m )

A useful second reception room with useful understair storage, radiator and window to the side.

### Kitchen

11' 5" x 7' 5" ( 3.48m x 2.26m )

The kitchen features a range of wall and base units with laminate work surfaces which incorporates a sink with drainer unit, space for fridge freezer and washing machine, gas hob and oven, laminate flooring, radiator, two windows to the rear and fibre glass roof.

## First Floor

### Landing

Stairs from the ground floor, window to the side and access to the part boarded loft via pull down ladder.

### Bedroom One

11' 3" + bay x 9' 6" ( 3.43m + bay x 2.90m )

A good sized double bedroom with radiator and window to the front

### Bedroom Two

9' 2" x 8' 5" ( 2.79m x 2.57m )

A second double bedroom with useful integrated wardrobes, radiator and window to the rear

### Bedroom Three

8' 4" x 5' 8" ( 2.54m x 1.73m )

A good sized third bedroom with radiator and window to the front.

### Bathroom

The bathroom comprises; Step in shower, wash basin, low flush wc, heated towel rail, vinyl flooring and window to the rear.

## Outside

There is an attractive garden to the front laid to lawn with mature flowers and shrubs.

The property benefits from a block paved driveway which runs down the side of the property and in turn leads to the large single detached garage (Approx 22 foot long), Providing ample off street parking and storage.

The rear garden is of a generous size and mainly laid to lawn with paved patio area, fence borders make this a lovely private, enclosed space.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



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## Grove Farm Crescent, Leeds

- \*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*
- Extended Three Bedroom Semi-detached Home
- Offered with NO CHAIN
- Two Reception Rooms
- Driveway & Large Garage

Tenure: Freehold EPC Rating: D

guide price

**£250,000 - £260,000**



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.localagent.com



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Property Ref:  
HFT106606 - 0006

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