



Kirkwood Grove, Leeds LS16 7JR

welcome to

Kirkwood Grove, Leeds

A fantastic opportunity in Cookridge! This spacious three-bedroom semi-detached home is offered with no onward chain and is packed with potential. Ideally located near local amenities, schools, and transport links — it's ready for its next chapter!



Kirkwood Grove

Offered with no onward chain, this well-proportioned three-bedroom semi-detached home in Cookridge is ideally situated close to local amenities, excellent transport links, and highly regarded schools. Having been a much-loved family home for many years, it is now ready for its next chapter. While some modernisation is required, the property offers fantastic potential and would appeal to a wide range of buyers. The accommodation briefly comprises an entrance hallway, a spacious lounge, and a kitchen/diner to the ground floor. Upstairs, there are three generously sized bedrooms, a family bathroom, and access to the loft, providing ample storage. Externally, the home benefits from well-kept gardens to both the front and rear, while a driveway to the side offers plenty of off-street parking and leads to a detached garage, ideal for storage or further use.

Ground Floor

Entrance Hallway

Door to the front opens into the hallway with stairs up to the first floor.

Lounge

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

A spacious lounge with gas fireplace and surround, radiator and window to the front.

Kitchen / Diner

15' 6" x 8' 3" (4.72m x 2.51m)

The kitchen provides a range of wall and base unit with complementary work surfaces over and sink and drainer unit with mixer tap. There is space for a washing machine and fridge freezer. Electric hob and double oven and extractor. Useful storage cupboard, radiator, vinyl floor and window to the window. Ample space for dining table and chairs

First Floor

Landing

with stairs from the ground floor, window to the side, useful airing cupboard and access to the boarded loft via a pull down ladder.

Bedroom One

13' 7" x 9' 7" (4.14m x 2.92m)

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

Bedroom Two

8' 6" x 9' 2" (2.59m x 2.79m)

A second double bedroom with radiator and window to the rear

Bedroom Three

9' 4" x 5' 8" (2.84m x 1.73m)

A good sized third bedroom with integrated wardrobes, radiator and window to the front

Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, radiator, vinyl flooring and window to the rear.

Outside

To the front of the home, you'll find a beautifully maintained lawn bordered by vibrant planting, creating a welcoming first impression. A spacious driveway to the side offers ample off-street parking and leads to a detached single garage — perfect for storage.

Step out back to enjoy a generous, private garden laid to lawn, framed by mature shrubs that add character and greenery — ideal for relaxing, entertaining, or family playtime.

Garage

17' 10" x 8' 3" (5.44m x 2.51m)

Ideal for storage

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 time frames involved



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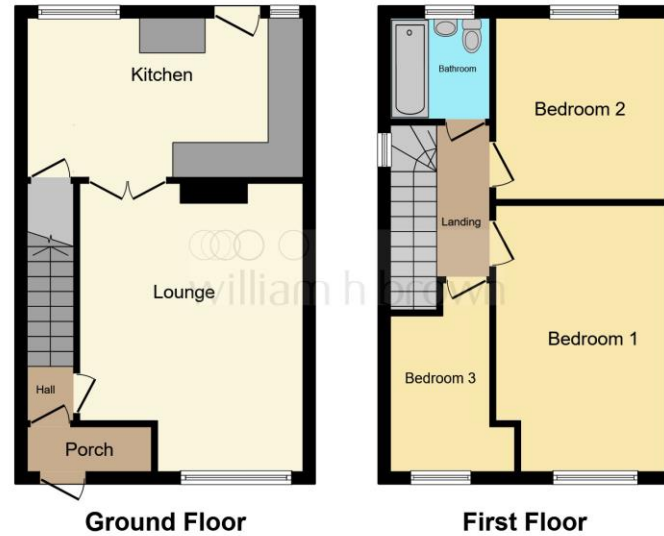
welcome to

Kirkwood Grove, Leeds

- Offered with no onward chain
- Three well-proportioned bedrooms
- Well-kept front and rear gardens
- Driveway & detached garage
- Prime Cookridge location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£270,000



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



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Property Ref:
HFT107123 - 0003

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