



**Cross Heath Grove, Leeds LS11 8UQ**

**welcome to**

## **Cross Heath Grove, Leeds**

NO ONWARD CHAIN, PERFECT FTB/YOUNG FAMILY HOME having GARDENS to front and rear, DRIVEWAY and SINGLE GARAGE, LIVING ROOM, separate KITCHEN/DINER, THREE BEDROOMS and a HOUSE BATHROOM.

### **Entrance Hall**

Composite double glazed door to the front, stairs leading to the first floor landing. Access into the kitchen/diner.

### **Kitchen/diner**

10' 5" x 16' 2" ( 3.17m x 4.93m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven, gas hob and fitted extractor fan, space for a fridge/freezer, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. Open access through to the living room.

### **Living Room**

12' 10" into bay x 10' 5" ( 3.91m into bay x 3.17m )

uPVC double glazed window to the front, gas central heating radiator.

### **First Floor Landing**

Loft access, uPVC double glazed window to the side. Doors leading to all three bedrooms and the house bathroom.

### **Bedroom One**

13' 7" into recess x 9' 11" ( 4.14m into recess x 3.02m )

A double bedroom with a uPVC double glazed window to the front and a gas central heating radiator.

### **Bedroom Two**

10' 5" x 10' 5" into recess ( 3.17m x 3.17m into recess )

A double bedroom with a uPVC double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

7' 10" x 6' ( 2.39m x 1.83m )

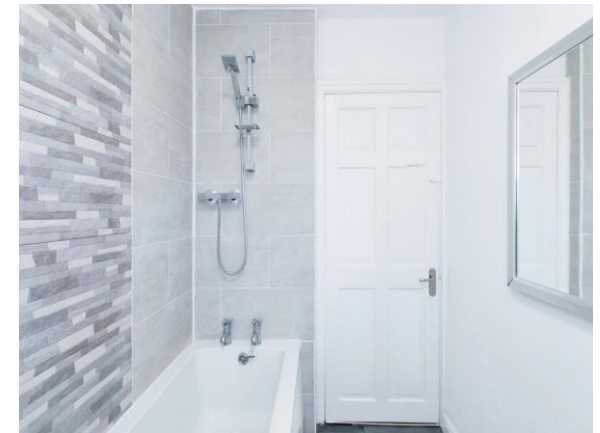
A single room with a uPVC double glazed window to the front and a gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a three piece bathroom suite comprising of a bath with taps and shower over, low level flush WC, wash hand basin, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side with gated access leading to the single garage, which has up and over door and a single glazed window to the side. Lawned area to the front and a lawned garden with patio area and having fence boundaries to the rear.





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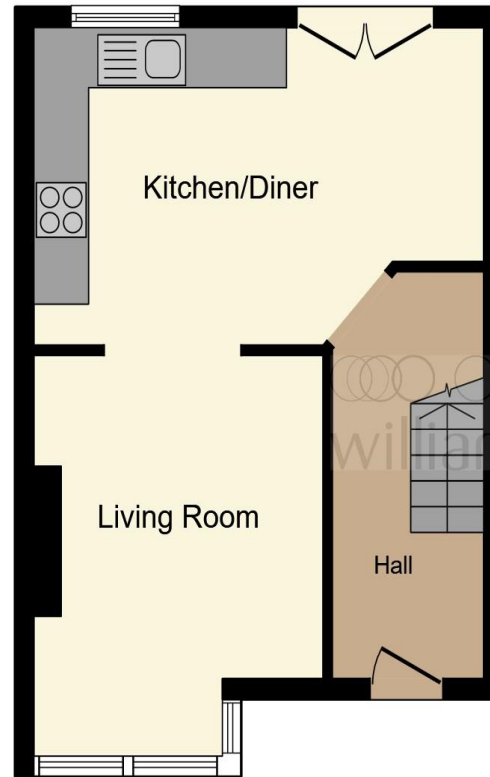
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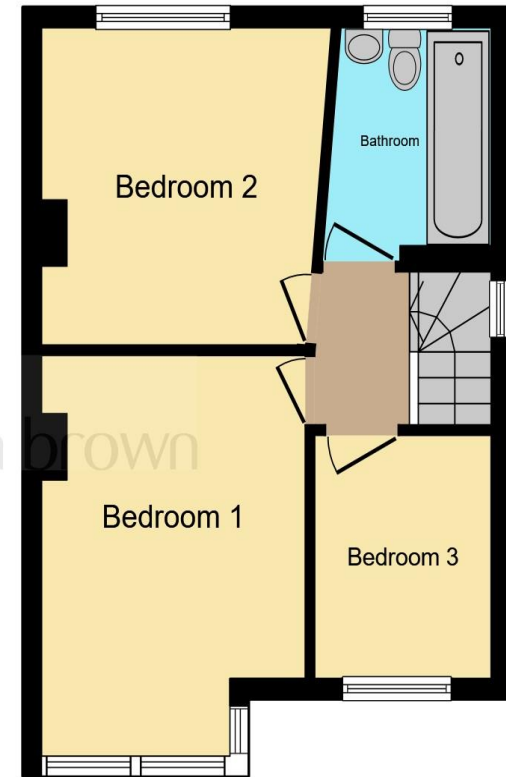
- Three bedroom semi detached accommodation
- Perfect FTB/young family home
- Driveway and single garage
- Gardens to front and rear
- Good access to motorway links

Tenure: Freehold EPC Rating: D

**£199,950**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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