



**Royal Grove, Leeds LS10 2LE**

**welcome to**

## **Royal Grove, Leeds**

TWO bedroom END TERRACE accommodation with ENCLOSED GARDENS to both front and rear, PERFECT FTB/Investment opportunity, LIVING ROOM, KITCHEN/DINER, TWO BEDROOMS and HOUSE BATHROOM. Having good access to motorway links and Leeds City Centre.

### **Entrance Porch/Hall**

uPVC double glazed door, uPVC double glazed window, hallway giving access to the staircase and doors leading into the kitchen/diner, living room and storage cupboard.

### **Kitchen/Diner**

9' 5" x 16' 4" into recess ( 2.87m x 4.98m into recess )  
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, part tiled walls, integrated oven and hob, fitted extractor fan, space for washing machine and fridge freezer, gas central heating radiator, two uPVC double glazed windows and a uPVC double glazed door.

### **Living Room**

15' 9" x 9' 10" ( 4.80m x 3.00m )  
uPVC double glazed window, storage cupboard, gas central heating radiator.

### **First Floor Landing**

uPVC double glazed window, airing cupboard housing the gas central heating boiler. Access to both bedrooms and the house bathroom.

### **Bedroom One**

9' 4" x 14' 9" into recess ( 2.84m x 4.50m into recess )  
uPVC double glazed window, gas central heating radiator and loft access.

### **Bedroom Two**

9' 5" x 11' 5" into recess ( 2.87m x 3.48m into recess )  
uPVC double glazed window, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath

with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and two uPVC double glazed windows.

### **Exterior**

Having a useful storage shed, artificial grass and graveled area, decked area, alarm system and outside lights and to the rear is a further graveled area both with fence boundaries.





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## Royal Grove, Leeds

- Two bedroom end terrace accommodation
- Great FTB/investment opportunity
- Kitchen/diner
- Enclosed gardens to front and rear
- Good access to motorway links

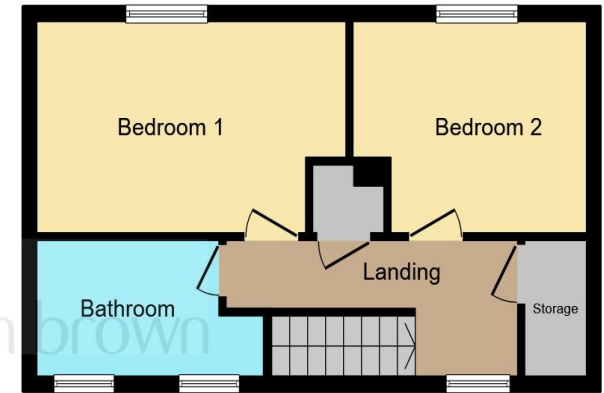
Tenure: Freehold EPC Rating: D

offers over

**£140,000**



Ground Floor



First Floor

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