



**Royal Grove, Leeds LS10 2LE**

**welcome to**

## **Royal Grove, Leeds**

PERFECT FTB/YOUNG FAMILY HOME, WELL PRESENTED throughout, KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, DRESSING ROOM, BATHROOM, SEPARATE WC, DRIVEWAY and WELL MAINTAINED GARDENS to both front and rear with paved, decked and lawned areas.

### **Entrance Hall**

Door to the side, storage cupboard, gas central heating radiator, access through to the hallway with a further storage cupboard and stairs leading to the first floor landing.

### **Living Room**

10' 7" x 15' 8" ( 3.23m x 4.78m )  
uPVC double glazed door and window to the rear,  
gas central heating radiator.

### **Kitchen/Diner**

15' 6" x 9' 5" ( 4.72m x 2.87m )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for appliances, integrated oven and electric hob, part tiled walls, gas central heating radiator, uPVC double glazed window to the front.

### **First Floor Landing**

Storage cupboard housing the gas central heating boiler, dressing room and access to all three bedrooms and house bathroom and WC.

### **Bedroom One**

12' 4" x 8' 10" ( 3.76m x 2.69m )  
uPVC double glazed window to the rear, gas central heating radiator, loft access.

### **Bedroom Two**

9' 6" x 6' 6" ( 2.90m x 1.98m )  
uPVC double glazed window too the rear, gas central heating radiator.

### **Bedroom Three**

8' 6" x 6' 5" ( 2.59m x 1.96m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bathroom**

Bath with shower over, wash hand basin, tiled walls, gas central heating radiator, uPVC double glazed window to the front.

### **Separate Wc**

Low level flush WC, tiled walls, uPVC double glazed window.

### **Exterior**

Driveway to the front with gated access, well maintained enclosed garden with composite decked area, paved areas, lawned area, wooden pergola and to the rear is a paved area with wooden gazebo with metal structure.







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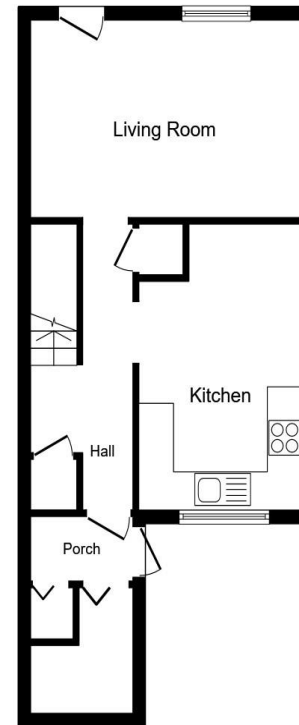
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## Royal Grove, Leeds

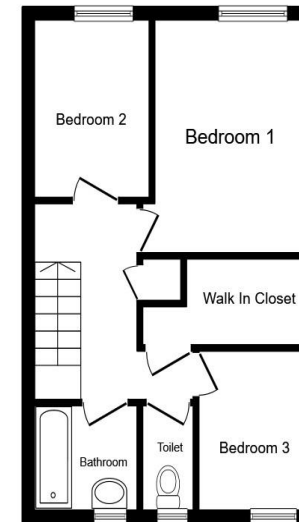
- Three bedroom end terrace home
- Well presented throughout
- Kitchen/diner
- Bathroom with separate WC
- Driveway to the front and gardens

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

**£200,000**



**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (839 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
MLY111554 - 0003

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