



**Fearnville Grove, Leeds LS8 3DS**



**welcome to**

**Fearnville Grove, Leeds**

**\*\*No onward chain\*\*** A five bedroom detached family home in a sought after area of Leeds, beautifully presented throughout with spacious living accommodation, off street parking, integral garage and stunning rear garden. This is the perfect house for a family looking to upsize.



### Entrance Porch

Enter from the front into the porch giving access to the hallway.

### Hallway

A welcoming hallway with understairs storage and wood flooring.

### Lounge

15' 4" Max x 13' 4" Max ( 4.67m Max x 4.06m Max )

A bright and airy room, open to the dining room with a feature fireplace, wood flooring and a bay window to the front allowing a good amount of natural light to flow through.

### Dining Room

11' 1" Max x 8' 9" Max ( 3.38m Max x 2.67m Max )

Open to the lounge with wood flooring, ample space for a table and chairs and fully glazed doors leading to the conservatory.

### Kitchen

11' 6" Max x 8' 9" Max ( 3.51m Max x 2.67m Max )

A modern and stylish kitchen offering a range of wall and base units with shaker style doors, complimenting work surfaces incorporating a sink, drainer and electric hob. There is an integrated oven and spaces for all other appliances.

### Guest Wc

Always useful to have in a busy family home with a wc and wash hand basin.

### Rear Hallway/Utility

With space for coats and shoes, access to the guest wc, internal door to the integral garage and a side access door.

### Conservatory

13' 3" Max x 8' 9" Max ( 4.04m Max x 2.67m Max )

A great addition to this family home creating extra living accommodation. Built of brick construction with glazing to two sides and a door leading to the garden.

### Bedroom One

13' 4" Max x 12' 4" Max ( 4.06m Max x 3.76m Max )

### Bedroom Two

11' 11" Max x 10' Max ( 3.63m Max x 3.05m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture and wood flooring.

### Bedroom Three

14' 8" Max x 8' 4" Max ( 4.47m Max x 2.54m Max )

A double bedroom positioned to the front elevation with space for free standing furniture and wood flooring.

### Bedroom Four

8' 9" Max x 8' 2" Max ( 2.67m Max x 2.49m Max )

A good size single bedroom positioned to the front elevation with space for free standing furniture and wood flooring.

### Bedroom Five

8' 7" Max x 5' 2" Max ( 2.62m Max x 1.57m Max )

A single bedroom positioned to the rear elevation, currently used as a home office but could also be a bedroom depending on the buyers needs.

### Bathroom

A modern bathroom with tiling to splash areas and fitted with a four piece suite comprising of a bath with mixer tap, shower cubicle, wash hand basin and wc.

### Outside

To the front of the property there is a gated paved driveway providing off street parking and a lawn to the side with well established shrubs. To the rear there is a large, beautifully manicured private garden mostly laid to lawn with well established flowerbeds, shrubs and trees. A paved seating area leads off the conservatory, perfect for entertaining and al-fresco dining in the warmer months.

### Garage

An integral garage, great for storage or secure parking.



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## Fearnville Grove, Leeds

- Detached Five Bedroom Family Home
- Spacious Living Accommodation
- Beautifully Presented Throughout
- Driveway & Garage
- Beautiful rear Garden

Tenure: Freehold EPC Rating: D

**£425,000**



Please note the marker reflects the postcode not the actual property

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