









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" $\dot{\text{Max}} \times 8'$ 9" $\dot{\text{Max}} (3.38 \text{m Max} \times 2.67 \text{m Max})$ 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 \times 10' Max (3.63m Max \times 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 \times 5' 2" Max (2.62m Max \times 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.





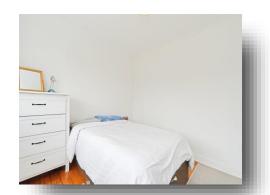
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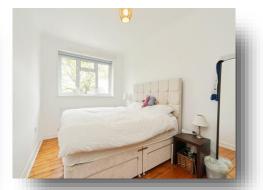
Fearnville Grove, Leeds

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

Tenure: Freehold EPC Rating: D

£425,000









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