



Berkeley Grove, Leeds LS8 3RJ

welcome to

Berkeley Grove, Leeds

This two-bedroom terraced home on Berkeley Grove offers renovation potential, featuring a fireplace, functional kitchen, attic bedroom, large cellar, and front garden with paved and gravelled areas.



Property Information

Situated on Berkeley Grove, this two-bedroom terraced home presents an excellent opportunity for those looking to make this their own. The property features a fireplace in the living room, a functional kitchen with access to both the cellar and living space, and a spacious attic bedroom with a dormer window. The large cellar offers practical storage alongside the boiler, electricity, and outdoor access. A front garden, enclosed by a wall and fencing, includes paved and gravelled areas with steps leading to both the main entrance and cellar door.

Ground Floor Living Room

The living room features a fireplace, a double-glazed front window for natural light, and a radiator for warmth, with easy access to the kitchen and stairs leading to the first floor.

Kitchen

The kitchen includes wall and base units with a worktops over, a stainless steel sink with drainer, and a double-glazed front window, with access to the cellar and living room.

First Floor Landing

The landing provides stairs to the ground floor and second floor, with access to the bathroom and bedroom two.

Bedroom Two

Bedroom two features laminate flooring, a radiator for warmth, and a double-glazed front window for natural light.

Bathroom

The bathroom includes a bath with shower over, a WC, a wash basin with undersink storage, and a frosted double-glazed front window for privacy.

Second Floor Bedroom One

Bedroom one is an attic room featuring a double-

glazed dormer window to the front and a radiator for warmth.

Cellar

The cellar offers a large storage space, houses the boiler, and is equipped with electricity and a radiator. It provides convenient access to both the outdoors and the kitchen.

External

The front garden features a wall and fenced border, with paved and gravelled areas. Steps lead up to the front door, while additional steps provide access to the cellar door.



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Berkeley Grove, Leeds

- 2 bedrooms
- Feature fireplace
- Cellar
- Front Garden
- Attic Bedroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK108344 - 0002

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)