

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-



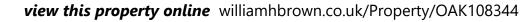
glazed dormer window to the front and a radiator for warmth.

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**





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Property Ref:

OAK108344 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Berkeley

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Please note the marker reflects the

postcode not the actual property

Berkeley

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Sealon

Map data @2025



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