



North Grove Rise, Leeds LS8 2NL

welcome to

North Grove Rise, Leeds

A beautifully maintained three-bedroom semi-detached home, showcasing a stylish and contemporary interior throughout. The property boasts a sleek kitchen/diner, a modern four-piece bathroom, well-kept front and rear gardens, a private driveway, and a detached garage. Viewing is highly recommended.



Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Guest Wc

Always useful to have in a busy family home, with a wc, wash hand basin with storage below.

Lounge

15' 8" Max x 10' 9" Max (4.78m Max x 3.28m Max)

A spacious, bright and airy room having a log burner set into the fireplace recess with wood lintel. The large window to the front allows a good amount of natural light in.

Kitchen/Diner

18' 10" Max x 12' 6" Max (5.74m Max x 3.81m Max)

A modern and stylish kitchen/diner and the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer. Integrated appliances include a fridge freezer, dishwasher and there is space for a large range oven. A central island provides further storage and space for casual dining. The dining area offers ample space for a table and chairs and fully glazed bi-fold doors open up to the garden.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, shower room and access to the loft.

Bedroom One

13' 6" Max x 12' 3" Max (4.11m Max x 3.73m Max)

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

13' 6" Max x 9' 5" Max (4.11m Max x 2.87m Max)

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

Bedroom Three

10' 5" Max x 7' 9" Max (3.17m Max x 2.36m Max)

A good size single bedroom positioned to the rear elevation with a built in storage cupboard.

Shower Room

A modern and stylish shower room, part tiled and comprising of a bath, walk in shower, wc, wash hand basin with storage below and a chrome heated towel rail.

Outside

To the front of the property there is a small lawn with a well established tree, and a driveway to the side providing off street parking. To the rear there is a lovely spacious garden, mostly laid to lawn with well stocked borders and a paved seating area, a great entertaining space and perfect for al-fresco dining in the warmer months.

Garage

A single detached garage, a great storage space.



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welcome to

North Grove Rise, Leeds

- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN & STYLISH KITCHEN/DINER
- MODERN FOUR PIECE BATHROOM
- THREE GOOD SIZE BEDROOMS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109307 - 0002

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