



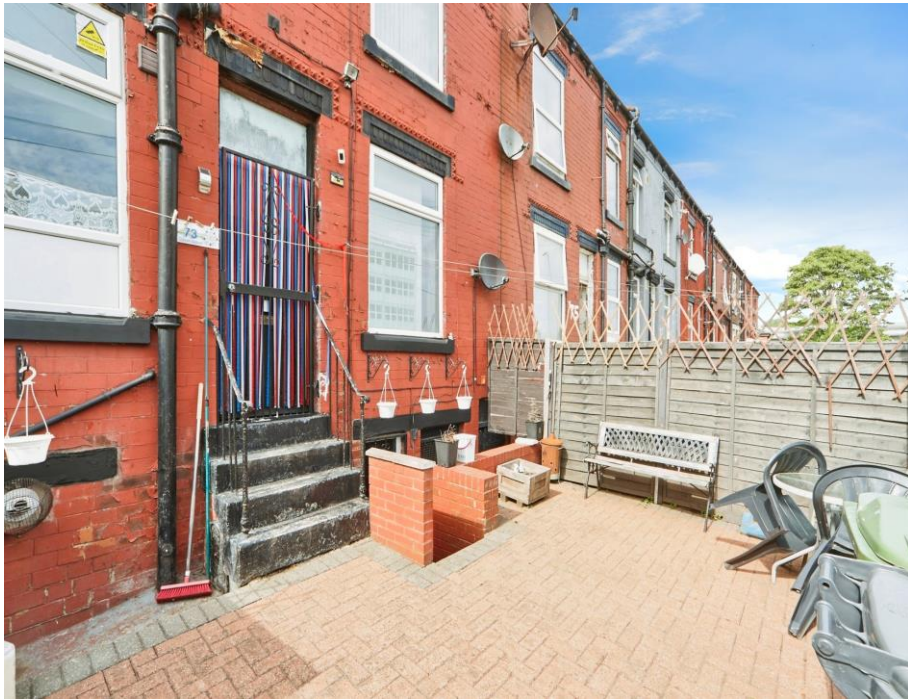
Clifton Grove, LEEDS LS9 6HD



welcome to

Clifton Grove, LEEDS

Spread across four floors including a spacious basement, this well-presented mid-terrace property offers versatile living space in a sought-after location. With a welcoming yard to the front and two comfortable bedrooms, it's perfect for those looking to step onto the property ladder or investors.



This mid-terrace property is thoughtfully arranged over four floors, offering a versatile and practical living space. The basement level features a cellar and store area, ideal for storage or future development. On the ground floor, you'll find a welcoming living room at the front and a well-sized kitchen to the rear, perfect for everyday living and entertaining. The first floor hosts a comfortable bedroom alongside a bathroom, providing convenience and privacy. The second floor offers a spacious additional bedroom.

Basement

Ground Floor

Lounge

13' 10" MAX x 12' MAX (4.22m MAX x 3.66m MAX)

Kitchen

10' 10" MAX x 5' 6" MAX (3.30m MAX x 1.68m MAX)

First Floor

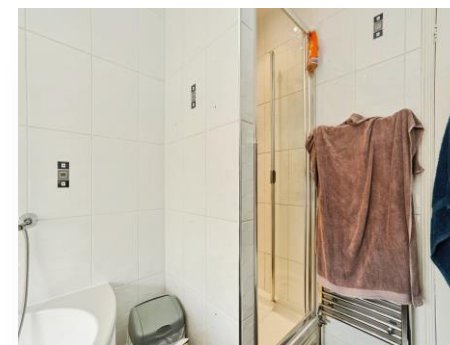
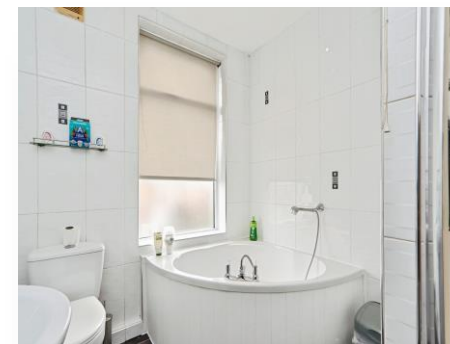
Bedroom One

13' 9" MAX x 10' 9" MAX (4.19m MAX x 3.28m MAX)

Bathroom

Bedroom Two

9' 1" MAX x 18' 1" MAX (2.77m MAX x 5.51m MAX)



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welcome to Clifton Grove, LEEDS

- MID-TERRACE PROPERTY; TWO BEDROOMS
- FOUR FLOORS INCLUDING BASEMENT LEVEL
- GROUND FLOOR LIVING ROOM AND KITCHEN
- PERFECT FOR FIRST-TIME BUYERS AND INVESTORS
- SITUATED IN POPULAR LS9 LOCATION

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of
£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109339 - 0002

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