



Conway Grove,LEEDS LS8 5HX

welcome to

Conway Grove, LEEDS

This two-bedroom mid-terrace property features a fully enclosed front yard and offers spacious accommodation throughout. Recently updated, it offers a newly fitted bathroom. With its generous layout and LS8 location, the home presents excellent potential. Inside viewing is recommended.



Lounge

Upon entering the property, you step directly into the spacious lounge. This room features two large front double-glazed windows and a fitted radiator. Freshly painted in white and finished with laminate flooring, it offers a clean and modern feel.

Kitchen

The kitchen is positioned to the left of the lounge and benefits from a large front double-glazed window. It is fitted with a range of wall and base units, with worktops incorporating a sink and drainer. Plumbing is available for a washing machine, and the kitchen includes an integrated gas hob, oven, and extractor fan. There is also space for a free-standing fridge freezer. A door within the kitchen provides access to the cellar.

First Floor

Bedroom Two

Bedroom Two is located on the first floor and is generously sized. It features a front double-glazed window and a fitted radiator. The room also includes two large built-in units and is finished with carpet flooring.

Bathroom

The bathroom, located on the first floor, is good sized and newly fitted. Finished with neutral wall and floor tiles, it offers a modern and stylish look. Featuring a large front double-glazed window. The bathroom includes an L-shaped bath with overhead dual shower, a toilet, and a vanity sink with built-in storage.

Second Floor

Bedroom One

Bedroom One is located on the second floor and is generously sized. It features a large front double-glazed window and a fitted radiator. The room has been freshly painted in white and is finished with neutral carpet flooring.

Landing

The second floor offers a generous amount of

landing space, making it ideal for additional storage.

Outside

The front of the property features a fully enclosed yard with a secure gate. The area is partly concreted with a section of exposed ground, and a small set of steps leads up to the front door.



view this property online williamhbrown.co.uk/Property/OAK109127



welcome to

Conway Grove, LEEDS

- MID TERRACE
- TWO BEDROOM
- ENCLOSED FRONT YARD
- NEWLY FITTED BATHROOM AND KITCHEN
- GREAT POTENTIAL

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

view this property online [williamhbrown.co.uk/Property/OAK109127](https://www.williamhbrown.co.uk/Property/OAK109127)



Property Ref:
OAK109127 - 0003

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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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)