



Somerdale Grove, Leeds LS13 4SD

welcome to

Somerdale Grove, Leeds

This lovely end-terraced home offers modern living with a multifuel log burner, modern kitchen, and three bedrooms. Enjoy a sunny south-facing garden, plus a garage and driveway for convenience.



Property Information

This modern end-terraced home on Somerdale Grove offers a perfect blend of comfort and modern living. Featuring a south-facing rear garden, it provides an ideal outdoor space for relaxation. Inside, the modern kitchen boasts high-quality appliances, while the lounge is enhanced by a multifuel log burner, creating a warm and inviting atmosphere. Upstairs, the three well-proportioned bedrooms offer ample space, and a garage with driveway ensures convenient parking and storage. A fantastic opportunity for those seeking a modern and practical home.

Ground Floor Entrance Hall

5' max x 3' 8" max (1.52m max x 1.12m max)
The welcoming entrance hall features laminate flooring and a radiator, ensuring warmth and modern style.

Lounge

13' 3" max x 12' 1" max (4.04m max x 3.68m max)
The lounge boasts a double-glazed front window, laminate flooring, a radiator for warmth, and a multifuel log burner, creating a cozy and stylish space.

Kitchen

15' 1" max x 8' 8" max (4.60m max x 2.64m max)
The kitchen features tiled flooring, a double-glazed rear window, patio doors leading to the garden, a wash basin, and a brand-new electric oven and hob for modern convenience.

First Floor Landing

The landing features carpeted flooring, a double-glazed side window for natural light, and stairs leading from the ground floor, creating a cozy and well-lit transition between levels.

Bedroom One

12' max x 9' 8" max (3.66m max x 2.95m max)
Bedroom One features a radiator for warmth,

carpeted flooring for comfort, and a double-glazed front window that fills the space with natural light.

Bedroom Two

10' 5" max x 9' 8" max (3.17m max x 2.95m max)
Bedroom Two features a double-glazed rear window for natural light, laminate flooring, a radiator for warmth, a boiler, and fitted wardrobes and drawers for convenient storage.

Bedroom Three

7' 1" max x 5' 2" max (2.16m max x 1.57m max)
Bedroom Three features a radiator for warmth, carpeted flooring for comfort, and a double-glazed front window that brings in plenty of natural light.

Bathroom

7' 4" max x 5' 2" max (2.24m max x 1.57m max)
The bathroom features fully tiled walls and floor, a radiator for warmth, a double-glazed rear window, a WC, and a wash basin, offering both comfort and practicality.

External Rear Garden

The rear garden features a patio area for outdoor relaxation, stairs leading to a charming stone garden, and a south-facing orientation, perfect for enjoying sunlight throughout the day.

Garage

The garage is primarily used for storage, providing ample space for keeping belongings safe and organised.



view this property online williamhbrown.co.uk/Property/PDY115686



welcome to

Somerdale Grove, Leeds

- South-facing Rear Garden
- 3 bedrooms
- Garage and Driveway
- Modern Kitchen
- Multifuel log burner

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115686



Property Ref:
PDY115686 - 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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk