



Fallswood Grove, Leeds, LS13 2NR

welcome to

Fallswood Grove, Leeds

GUIDE PRICE £200000 - £210000

This stylish mid-terraced home on Fallswood Grove, Leeds, offers three bedrooms, a sleek modern kitchen and bathroom, a private rear garden, and a driveway for off-street parking—perfect for families or first-time buyers.



Property Information

GUIDE PRICE £200000 - £210000

Situated on the popular Fallswood Grove in Leeds, this beautifully maintained mid-terraced home offers an ideal blend of comfort and modern living. The property features three well-proportioned bedrooms, making it perfect for families, professionals, or first-time buyers. The heart of the home is a sleek, modern kitchen fitted with contemporary units and integrated appliances, while the stylish bathroom boasts a clean, updated design with quality fixtures. Outside, the property benefits from a private rear garden—ideal for relaxing or entertaining—and a driveway to the front, providing convenient off-street parking. With its tasteful décor and practical layout, this home is ready to move into and enjoy.

Entrance Hall

The entrance hall features laminate flooring and a radiator, creating a warm and welcoming space.

Lounge

11' 9" max x 10' 9" max (3.58m max x 3.28m max)

The lounge benefits from a double glazed window to the front, laminate flooring, and a radiator, with access leading through to the kitchen.

Kitchen Diner

13' 3" max x 8' 8" max (4.04m max x 2.64m max)

The kitchen diner is well-appointed with laminate flooring, spotlights, and a stylish breakfast bar. It features an induction hob with extractor fan, integrated oven, fridge freezer, and plumbing for a washing machine and a dishwasher. A range of wall and base units provide ample storage, complemented by a ceramic sink. There's space for a dining table and chairs, a rear door for outdoor access, and a radiator for added comfort.

Landing

The landing offers access to the loft and includes a built-in storage cupboard for added convenience.

Bedroom One

12' 9" max x 9' 7" max (3.89m max x 2.92m max)

Bedroom One benefits from a double glazed window to the front, a radiator, carpeted flooring, and a stylish panelling feature wall, offering a comfortable and contemporary space.

Bedroom Two

11' 2" max x 9' 5" max (3.40m max x 2.87m max)

Bedroom Two is a spacious double room featuring fitted wardrobes, a carpeted floor, a radiator, and a double glazed window overlooking the rear.

Bedroom Three

9' 5" max x 9' max (2.87m max x 2.74m max)

Bedroom Three is a small double room with a double glazed window to the front, laminate flooring, and a radiator, offering a bright and practical space.

Bathroom

The bathroom includes a frosted double glazed window to the rear, a heated towel rail, low flush WC, bath with shower over and folding glass shower screen, complemented by spotlights and partially tiled walls for a modern finish.

Rear Garden

The rear garden offers a well-maintained outdoor space with a patio, artificial turfed area, decking, and planters, all enclosed by fenced borders and accessed via a gated entrance.

Front Garden

To the front, the property offers a driveway with a dropped kerb, surrounded by mature bushes and shrubs, adding privacy and curb appeal.

Parking

The property benefits from a driveway providing off-street parking.



view this property online williamhbrown.co.uk/Property/PDY116119



welcome to

Fallswood Grove, Leeds

- GUIDE PRICE £200000 - £210000
- 3 bedrooms
- Driveway
- Rear garden
- Modern kitchen

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY116119](https://www.williamhbrown.co.uk/Property/PDY116119)



Property Ref:
PDY116119 - 0005

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](https://www.williamhbrown.co.uk)