



Stoneacre
Properties



Grove Road

Headingley Leeds, LS6 2AQ

£395,000



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Entrance

Entering the property you are welcomed into the entrance hallway offering access to both the lounge/diner and kitchen.

Lounge/Diner

A large through lounge diner offers a wonderful space for a formal seating area and formal dining area. Access via to hallway and the kitchen, the room is laid to carpet and offers access to the sunroom and boasts a large curved window to the front elevation of the property.

Kitchen

Modern kitchen made up of wall and base units comprising electric oven, electric hob with extractor above, sink with drainer as well as space and plumbing for washing machine and dishwasher, and space for fridge/freezer. Large under stairs pantry cupboard. Side door leads out to the rear garden.

Sunroom

Situated to the rear of the property, this additional sitting room boasts large floor to ceiling windows looking out to the rear garden, and a rear door.

Bedroom 1

Large double bedroom laid to carpet.

Bedroom 2

Second double bedroom to the first floor.

Bedroom 3

Third bedroom.

Bathroom

Comprising shower over bath, toilet and sink.

w/c

Separate w/c with sink.

External

Externally the property has an awful lot to offer. The large corner plot provides lawned gardens to three sides of the property, and with ample space to the side of the property it offers great potential to extend and develop (STP). The mature garden is interwoven with trees and shrubbery and is very private. A driveway for two cars leads up to the detached garage.



Road Map



Hybrid Map



Terrain Map



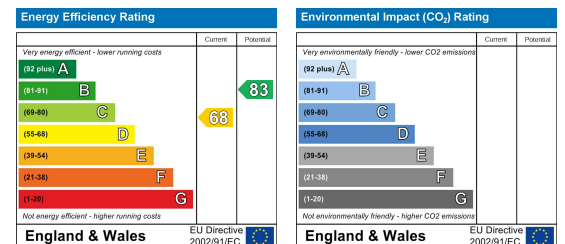
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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