



**Stoneacre**  
Properties



**Woodland Grove, Leeds, LS7 4HJ**  
**£170,000**

Nestled in the desirable Woodland Grove area of Leeds, this charming three-bedroom end-terrace house presents an excellent opportunity for those looking to create their dream home. With great potential for renovation, this property invites you to unleash your creativity and transform it into a modern haven.

The house is ideally situated on a quiet street, providing a peaceful retreat while still being within walking distance to the vibrant Chapel Allerton. This sought-after location boasts a variety of local amenities, including shops, cafes, and restaurants, making it perfect for families and professionals alike. Additionally, the proximity to Chapel Allerton Hospital adds to the convenience of this location.



Inside, the property features a spacious lounge that offers a welcoming atmosphere for relaxation and entertainment. The kitchen/diner is generously sized, providing ample space for family meals and gatherings. Furthermore, the inclusion of a workshop or office space adds versatility, making it an ideal spot for those who work from home or require extra storage.

With three well-proportioned bedrooms, this home is perfect for families or those looking to share. The potential for renovation allows you to personalise the space to suit your lifestyle and preferences.

#### Entrance

Entering you are welcomed into the entrance

hallway which offers access through the ground floor including to a spacious storage cupboard in the hallway.

#### Kitchen/Diner

Spacious room with storage cupboard housing the boiler. Kitchen is made up of wall and base units with space for dining table.

#### Lounge

Spacious lounge complete with French doors and ample space for seating.

#### w/c

Downstairs w/c complete with toilet and sink.

#### Office/Workshop

Additional room offers great versatility.



### Bedroom 1

Large double bedroom with built in wardrobes.

### Bedroom 2

Second double bedroom with built in wardrobes.

### Bedroom 3

Third bedroom.

### Bathroom

Walk in shower, toilet and sink.

### External

Please note that the garden and driveway are not included in the lease.

### Lease

We are advised that the property is leasehold with

45 years remaining. The current ground rent is £10 per annum with no information on service charges for the property. A buyer is advised to obtain verification from their solicitor or legal advisor. Further information: The property is to be sold with absentee landlord and subject to any outstanding arrears.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.





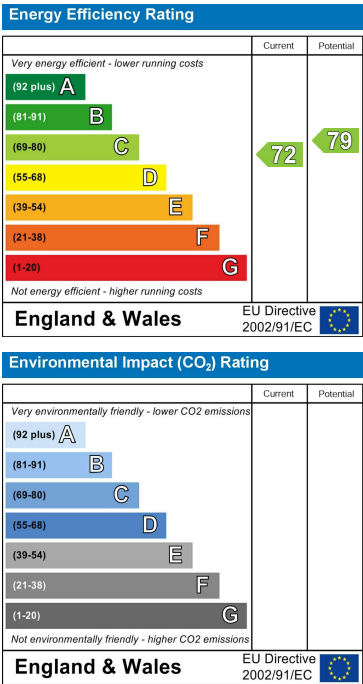
Floor Plan



Area Map



Energy Efficiency Graph



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