

Castlehill

Estate & Letting Agents

7, North Grange Road,
LS6 2BR



£640,000 Region



- Stunning detached property with driveway
- Four double bedrooms
- Large open plan living kitchen
- Lovely mature gardens
- Close to the extensive amenities in Headingley
- Electric car charger



A CHARMING DETACHED HOUSE benefitting from OFF STREET PARKING with CAR CHARGER and excellent connections to both Headingley and Leeds City Centre. This lovely home benefits from SPACIOUS GARDENS, two reception rooms (with LOG BURNER), separate utility room, HOME OFFICE, 4 bedrooms and two NEWLY FITTED bathrooms. This substantial detached home has been skillfully extended and offers an impressive array of individual features. Providing well-presented and spacious accommodation, this home suits all the requirements of modern day living.

The discerning purchaser is first greeted by the pathway through the front garden, lined with tall and well established rose bushes which lead to the covered front porch. Entering into the wood-panelled front hallway you will find a warm and inviting living room (complete with log burner stove), benefitting from large windows looking onto the front garden. Moving towards the rear of the property into the second reception room is a sensational open-plan living / dining / kitchen complete with integrated appliances, gas hob and central island with sink and dishwasher. Bi-fold doors open onto the rear garden on two sides, giving you access to a fantastic entertaining space for the summer months. From this open-plan living area are two further rooms, one perfect for use as a home office / gym or workshop, and the second featuring a well appointed utility space.

The rear garden enjoys a bright and sunny aspect, with a sleek patio area that wraps around the property on two sides. The lawn is well maintained, and the garden benefits from two apple trees and a plum tree alongside numerous roses and well established shrubs. The owners have carefully sculptured the garden to maximise privacy to the sides and rear, and a beautiful brick wall completes this effect to the right side (we believe it to be from when the land was used as an orchard). There is also very useful side access to the front garden, via a wooden gate. Moving back to the ground floor hallway is a well appointed WC and useful under stairs cupboard.







Heading up the staircase to the 1st floor of the property you will find a tall window, allowing for natural light to flood through the upstairs hallway. The master front bedroom is a great size, and benefits from a large bay window looking over the front garden. The second bedroom is fitted with a built-in wardrobe, and benefits from dual aspect windows over both the front and rear gardens.

To the rear of the property are two further double bedrooms, one of which is currently used as a home office space, and both having lovely views over the rear garden. The two bath / shower rooms have both been recently renovated to a high standard.

The traditional bathroom features a spacious bath complete with chrome overhead raindrop shower unit and dual his & hers marble basins. The shower room has been fitted in a more contemporary style, complete with matching black fixtures and low profile tray.



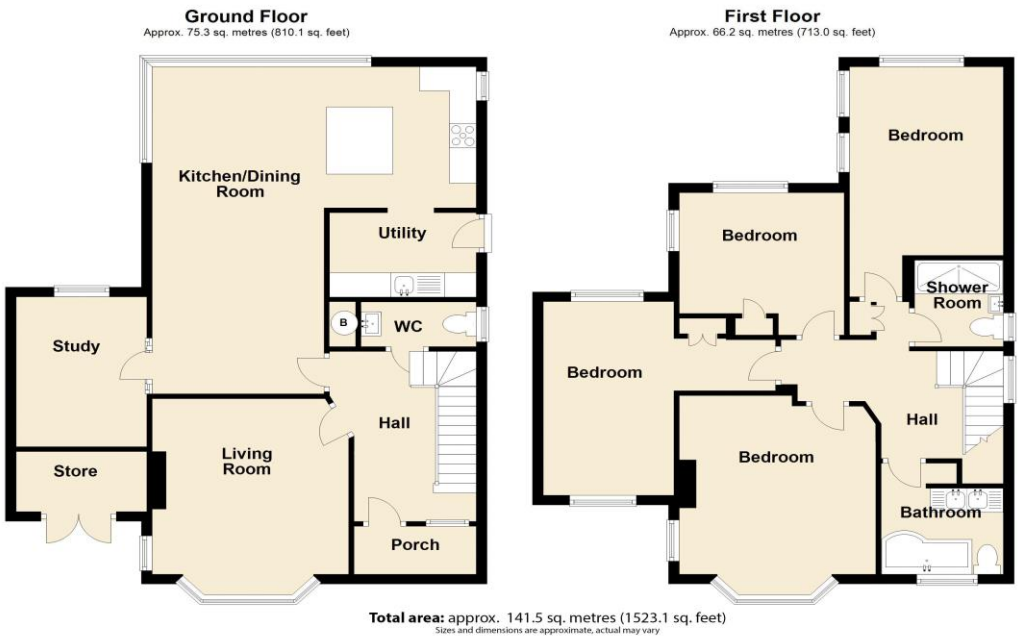


The loft space above has been mainly boarded out to provide additional useful storage space, and additional garden storage is available with aluminium storage shed in place. A type 2 electric car charger is mounted next to the driveway, with its own dedicated 32 Amp supply.

North Grange Road is a cul-de-sac, keeping traffic to a minimum but with pedestrian access onto Ridge Terrace and the leafy Meanwood Valley trail. The property is situated just a few minutes walk into Headingley with extensive amenities, including shops, bars and restaurants and there is easy access into Leeds city centre, either by walking, cycling on the newly installed cycle paths, driving or frequent bus services.







Tenure	Freehold
Council Tax Band	E
Possession	Sold subject to vacant possession
Viewings	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.
Offer procedure	If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.
Appliances/Services	None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		