



# ESTATE AGENTS

*... the key to a successful move*



**Eastdean Grove, Leeds, LS14 1HF**

**Offers in the  
region of  
£175,000**

\* POPULAR RESIDENTIAL LOCATION

\* SPACIOUS THROUGHOUT

\* THREE BEDROOMS

\* EXCELLENT COMMUTER LINKS

\* GOOD FIRST TIME BUY

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



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## ACCOMMODATION

### DESCRIPTION

This three bedroom Semi Detached family home located in a popular area of LS14, the property sits close to great transport links and amenities, and is within easy access to the City Centre. An ideal home for a wide range of buyers, the accommodation comprises: Entrance hall, a good size living room, fitted kitchen and to the first floor three bedrooms and a bathroom, there ample outdoor space with well tended gardens to the front, side and rear with off road parking.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, storage cupboard, stairs to the first floor, uPVC double glazed exterior door and side panel



#### FITTED BREAKFAST KITCHEN

Fitted with arange of wall and base units with co-ordinating worktops, built in eye level electric oven, gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliance. Ceiling light point, radiator, coving to the ceiling, Upvc exterior door to outside



#### LIVING ROOM

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect, uPVC double glazed french doors to outside



### FIRST FLOOR

#### STAIRS & LANDING

Ceiling light point, access to bedrooms and bathroom, uPVC double glazed window. Access point to loft which has storage space and electricity



#### BEDROOM (front)

Master bedroom with ceiling light point, radiator uPVC double glazed window



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## BEDROOM (rear)

Second double bedroom with built in wardrobes, ceiling light point, radiator, uPVC double glazed window

basin set in storage unit, low level w.c. Ceiling light point, heated towel rail, fully wall tiled, laminate tile effect flooring, uPVC double glazed window



## OUTSIDE

There is ample outside space with off road parking for two cars at the front of the property, an enclosed garden to the side and a good sized rear garden with a grassed area, paving and patio area.



## BEDROOM (front)

Ceiling light point, radiator, uPVC double glazed window



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged



## BATHROOM

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower and screen, wash hand



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to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion




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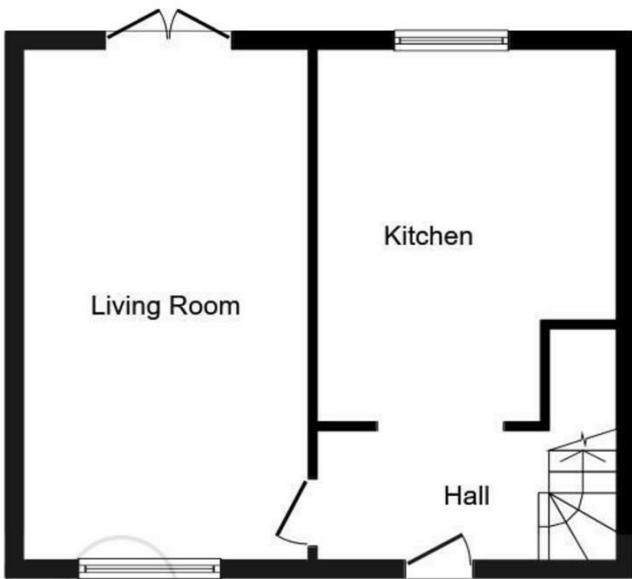


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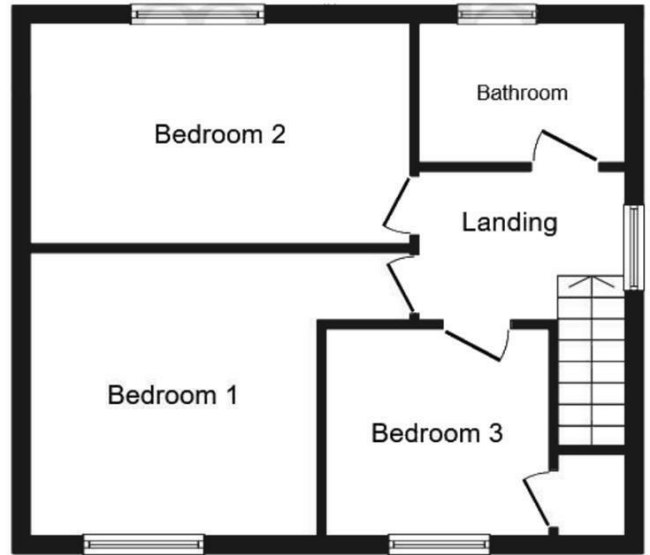


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

\*For illustration purposes only (Do Not Scale)

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