



Stoneacre
Properties



Grove Road, Leeds, LS15 0LH

£340,000

Offered for sale situated on the popular street of Grove Road this three bedroom semi detached located near to Templenewsam Park. Close to local amenities and schools the property is perfect for a growing family. Comprising to the ground floor a; entrance hallway, lounge, second sitting/dining room, kitchen and guest wc. To the first floor; two bedrooms and the family bathroom. The second floor comprising of the master bedroom and the ensuite shower room. Externally the property boasts a large plot with driveway and lawn to the front and a spacious rear garden. Viewings are highly recommended to appreciate all this property has to offer.

AGENT NOTE

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

ENTRANCE HALLWAY



Door to the front. Access into lounge, kitchen and second sitting room/diner to the rear. Central heating radiator. Stairs to the first floor.

LOUNGE



Bay window to the front. Feature fire with surround. Central heating radiator.

SECOND SITTING ROOM/DINER



Extended sitting room with space for a table and separate seating area. Feature fire with surround. Central heating radiator. Sliding patio door to the rear.

KITCHEN



Comprising of a range of wall and base units with integrated fridge, freezer and oven. Worktops incorporating a sink and electric hob with cooker hood above. Plumbing for a washing machine. Guest wc. Door to side. Window to the rear.

GUEST WC

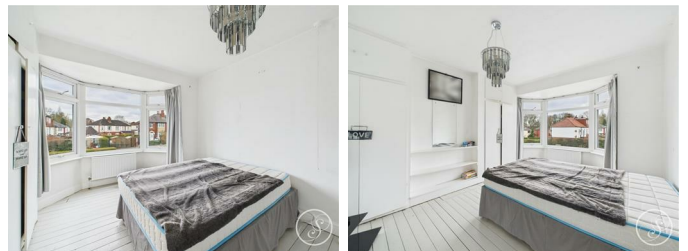


WC and sink unit. Window to the side.

FIRST FLOOR LANDING

Access to the second floor accommodation. Window to the side and front.

BEDROOM TWO



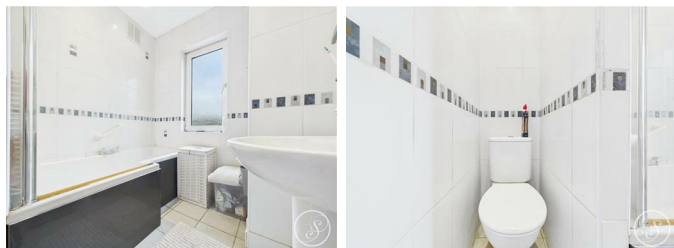
Double bedroom with fitted wardrobes. Bay window to the front. Central heating radiator.

BEDROOM THREE



Double bedroom. Central heating radiator. Window to the rear.

BATHROOM



Comprising of a wc, bath with shower above and a wash hand basin. Storage cupboard housing central heating system.

BEDROOM ONE



Double bedroom with ensuite shower room. Velux window to the rear. Windows to the front.

ENSUITE



Tilled walls and floor. Heated towel rail. Shower cubicle, sink and WC.

EXTERNAL



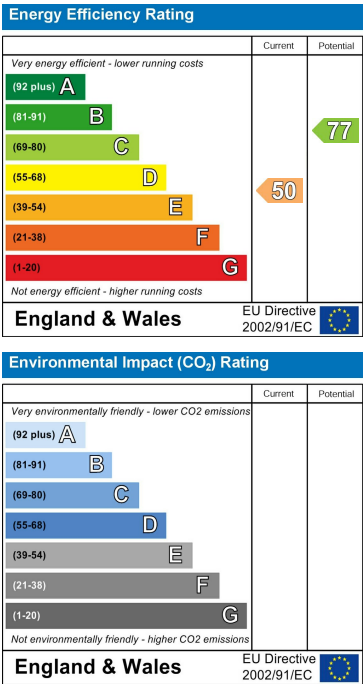
To the front is a large driveway for multiple cars and garden laid to lawn with mature shrubbery. To the rear is a spacious garden laid to lawn with mature shrubbery and plants. Patio seating area.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

