



Stonebridge Grove, Leeds LS12 5AP

welcome to

Stonebridge Grove, Leeds

A two-bedroom semi-detached home close to schools and amenities. Features include a lounge, fitted kitchen, bathroom, separate WC and an insulated loft, plus occasional room. Gardens to the front and rear with patio, storage building.



Auctioneer's Comments

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Property Information

A Fantastic Opportunity for First-Time Buyers, Families and Investors.
Offered to the market and available via the Modern Method of Auction, this well-presented two-bedroom plus occasional room, semi-detached property is situated in the popular Farnley area, conveniently located close to a range of local amenities, transport links and well-regarded schools. The property offers spacious accommodation throughout, complemented by an insulated loft, enclosed gardens and useful external storage.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation.

Lounge

A bright and comfortable reception room featuring attractive wood-effect laminate flooring, creating an ideal space for relaxation and entertaining.

Kitchen

The kitchen is fitted with a range of wall and base units and benefits from induction hob, ample work surface space, laminate flooring, practical pantry/storage cupboard.

Landing

Carpeted landing with access to all first-floor rooms and a useful airing cupboard.

Bedroom One

A generously sized double bedroom with carpeted flooring.

Bedroom Two

A comfortable single bedroom, carpeted throughout and benefiting from a built-in cupboard housing the boiler.

Occasional Space

Is carpeted and offers flexibility for use as a home office, hobby room, study or additional storage area.
Please note: This room is not classified as a bedroom.

Bathroom

Fitted with a bath and wash basin.

Separate Wc

Convenient separate WC located adjacent to the bathroom.

External

Front Garden

. A pleasant front garden setting the property back from the road.

Rear Garden. The enclosed rear garden features patio

seating area, lawn/garden space. Useful outbuilding providing excellent storage.

Parking - On-street parking to front.



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Stonebridge Grove, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Two bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117063 - 0004

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