



**Grove Farm Close, Leeds LS16 6DA**



**welcome to**

**Grove Farm Close, Leeds**

No onward chain! A spacious three-bedroom semi in a popular Cookridge spot, offering a bright lounge, kitchen/diner, conservatory, generous bedrooms and a large rear garden. With a gated driveway, detached garage and plenty of potential, this home is ideal for a wide range of buyers.



### Grove Farm Close

Offered with no onward chain, this spacious three-bedroom semi-detached home is located in a popular residential area of Cookridge and is sure to appeal to a wide range of buyers. Internal viewing is highly recommended to fully appreciate the accommodation, which briefly comprises: entrance porch, hallway, bright lounge, fitted kitchen/diner and conservatory to the ground floor. To the first floor are three well-proportioned bedrooms, a spacious shower room, and access to the part-boarded loft.

Externally, the property benefits from a gated driveway running down the side of the house to a detached garage, providing ample off-street parking and storage. A true highlight is the generous rear garden, mainly laid to lawn with fenced boundaries—an ideal space for families or entertaining. Grove Farm Close is ideally situated in a popular residential area of Cookridge close to local amenities, good schools and transport links with Horsforth train station approx 0.9 miles away.

### Ground Floor

#### Entrance Porch

Door to the front opens into the porch with vinyl flooring and internal door into the hallway

#### Hallway

Stairs up to the first floor

#### Lounge

15' 7" max recess x 12' 4" ( 4.75m max recess x 3.76m )  
A lovely spacious lounge with neutral decor, gas fire place with surround, radiator and half bay window to the front

### Kitchen / Diner

15' 6" x 8' 4" ( 4.72m x 2.54m )

The fitted kitchen offers a range of wall and base units with complementary work surfaces, a ceramic sink with mixer tap, gas hob and metro-style tiled splashbacks. Integrated appliances include a washing machine, microwave, fridge freezer and oven. There is laminate flooring, a window overlooking the rear and a door providing access to the conservatory.

To the side is a dining area with carpeted flooring, a radiator and a rear-facing window.

### Conservatory

11' 11" x 8' 1" ( 3.63m x 2.46m )

A lovely additional ground-floor space featuring laminate flooring, windows to three sides, and a door opening directly out to the garden.

### First Floor

#### Landing

Stairs rise from the ground floor, with a side window providing natural light, a useful linen cupboard, and access to the part-boarded loft via a pull-down ladder.

#### Bedroom One

13' 8" x 9' 6" ( 4.17m x 2.90m )

A good-sized double bedroom featuring integrated wardrobes and a desk, a radiator, and a front-facing window.

#### Bedroom Two

10' 6" max x 9' 1" ( 3.20m max x 2.77m )

A second double bedroom with radiator and window to the rear

#### Bedroom Three

8' 6" max recess x 5' 8" ( 2.59m max recess x 1.73m )

Integrated wardrobes, radiator and window to the front

### Shower Room

The fully tiled shower room includes an enclosed shower, a vanity unit with wash basin, and a low-flush WC. It also features tiled flooring, a heated towel rail, and a rear-facing window.

### Outside

The property benefits from a gated driveway running down the side of the house to a detached garage, providing ample off-street parking and useful storage.

To the front is a small graveled garden with mature shrubs and a wall border.

The generous rear garden is mainly laid to lawn with fenced boundaries, a gravelled area, and a selection of mature trees and shrubs, along with a greenhouse.

### Garage

19' x 9' 5" ( 5.79m x 2.87m )

Ideal for storage

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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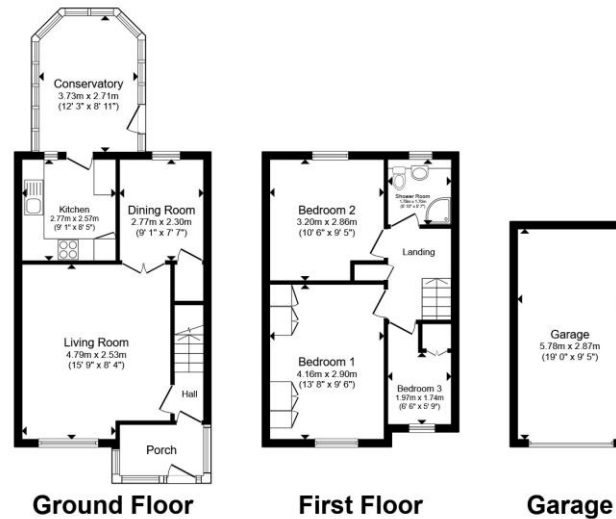


welcome to

## Grove Farm Close, Leeds

- No Onward Chain
- Spacious Three-bedroom Home
- Bright lounge, Kitchen/diner & Conservatory
- Generous Rear Garden
- Gated Driveway & Detached Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



£300,000

Total floor area 104.4 m<sup>2</sup> (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107461 - 0002

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