



**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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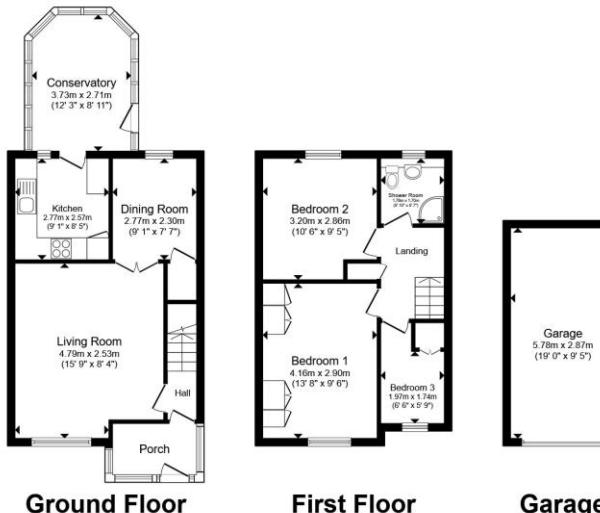
## Grove Farm Close, Leeds

- 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**



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Property Ref:  
HFT107461 - 0002



Please note the marker reflects the postcode not the actual property



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