

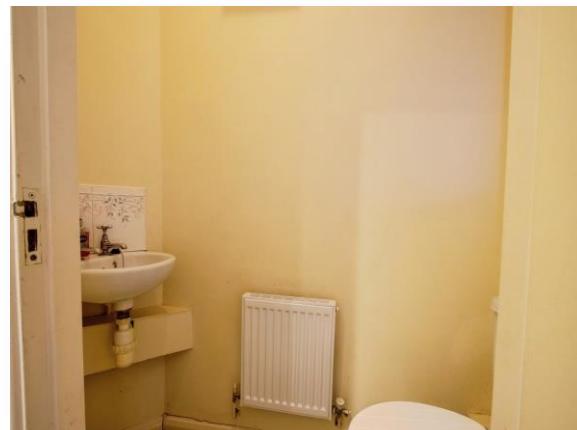


Mead Grove, Colton LEEDS LS15 9JS

welcome to

Mead Grove, Colton LEEDS

MOVING ON UP? Then take a look at this INCREDIBLE buying opportunity! With THREE BEDROOMS, this mid town house is PERFECT for the FAMILY BUYER and includes a SEPARATE GARAGE! Don't miss this, contact our Crossgates office to view!



Ground Floor

Lounge

11' 7" MAX x 15' 9" MAX (3.53m MAX x 4.80m MAX)
Lounge which over looks the front garden and features a double-glazed window that allows for plenty of natural light. A central heating radiator ensures comfort throughout the seasons, while a useful under stair storage cupboard provides practical space for everyday essentials.

Kitchen

7' 3" MAX x 5' 9" MAX (2.21m MAX x 1.75m MAX)
Fitted with a combination of white and coloured wall and base units, complemented by wood grain effect work surfaces. The kitchen includes an integrated stainless steel double oven, a matching gas hob with extractor hood above, and an inset sink unit with side drainer and mixer tap. There is a plumbed space for an automatic washing machine, along with a concealed wall-mounted central heating boiler and designated space for a tall fridge/freezer.

Dining Room

7' 6" MAX x 8' 4" MAX (2.29m MAX x 2.54m MAX)
The dining room comfortably accommodates a dining table and chairs, and features sliding patio doors that open out to the rear garden.

Guest W/C

Two piece suite comprising; corner hand wash basin and low level w.c., a PVCu double-glazed window and a central heating radiator.

First Floor

Bedroom One

8' 4" MAX x 10' MAX (2.54m MAX x 3.05m MAX)
A generously sized double bedroom featuring built-in wardrobes along one wall, offering both hanging space and shelving. The room also benefits from a central heating radiator and a double-glazed window overlooking the front garden.

Bedroom Two

11' 4" MAX x 8' 4" MAX (3.45m MAX x 2.54m MAX)
A second double bedroom featuring a double-glazed window overlooking the rear garden, along with a central heating radiator.

Bedroom Three

6' 1" MAX x 7' 7" MAX (1.85m MAX x 2.31m MAX)
A single bedroom with a double-glazed window overlooking rear garden and a central heating radiator.

Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower and screen over, a pedestal wash basin, and a low-level WC. A double-glazed window to the front elevation provides natural light, and there is a central heating radiator for added comfort



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welcome to

Mead Grove, Colton LEEDS

- Mid Town House
- Three Bedrooms
- Two Reception Rooms
- Gardens To The Front & Rear
- Separate Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£240,000



view this property online williamhbrown.co.uk/Property/CGT111211



Please note the marker reflects the postcode not the actual property



Property Ref:
CGT111211 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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