



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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111211 - 0011

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