



**Calla Grove, Seacroft Leeds LS14 6ZT**



**welcome to**

**Calla Grove, Seacroft Leeds**

READY TO FLY THE NEST? With TWO double bedrooms, this BEAUTIFULLY PRESENTED semi detached home could be the PERFECT MOVE for you! Offering a DRIVEWAY for off street parking, and an ENCLOSED REAR GARDEN ideal for entertaining, this is a MUST VIEW property!



### **Entrance Hall**

Having an entrance door to the front aspect, and stairs to the first floor landing.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surface over. Also includes an electric oven with an electric hob, matching splash back and a cooker hood over. Also includes the sink and drainer, tiled flooring an integrated washing machine, fridge freezer and washing machine. Double glazed window to the front and a door to the w.c.

### **Ground Floor W.C**

Equipped with a wash hand basin and the low level flush w.c.

### **Lounge**

With double glazed French doors leading out to the rear garden, and a gas central heating radiator.

### **First Floor**

#### **Bedroom One**

Double glazed window to the front, built in storage, and a gas central heating radiator.

#### **Bedroom Two**

Double glazed window to the rear, fitted wardrobes, and a gas central heating radiator.

### **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Part tiling, extractor fan, heated towel rail and a double glazed window to the side.

### **Exterior**

Externally the property has paving to the front aspect with a driveway off to the side, plus an enclosed garden to the rear which is mostly laid to lawn and includes a patio seating area.



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## Calla Grove, Seacroft Leeds

- Semi Detached Home
- Two Double Bedrooms
- Ideal For First Time Buyers
- Modern & Well Presented Throughout
- Ground Floor W.C

Tenure: Freehold EPC Rating: A  
Council Tax Band: B

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111517 - 0002

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