



**Wilton Grove, Meanwood Leeds LS6 4ES**

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**welcome to**

## **Wilton Grove, Meanwood Leeds**

A modern two-bedroom terrace in the desirable Meanwood area, and in walking distance to Headingley as well as amenities such as Waitrose, Aldi and local eateries. Offering a bright lounge, modern fitted kitchen with dining space, two good-sized bedrooms, and a stylish refurbished bathroom.

### **Front Garden**

The front garden features a pathway leading to the property, with concrete steps to the side providing access. It is attractively presented with a variety of flowers and plants. A gas meter is also located externally for convenience.

### **Lounge**

A stylish and contemporary living room, complete with a front-facing window that fills the space with natural light. The room is fully carpeted and includes a radiator for comfort. The former chimney breast has been removed, enhancing the sense of space and creating a clean, modern finish.

### **Kitchen**

A modern and well-equipped kitchen fitted with sleek white gloss units. The space benefits from windows to both the back and side, allowing for plenty of natural light. Features include a composite sink, four-ring gas hob with extractor fan, and an integrated dishwasher. There is space for a freestanding washing machine, along with useful under-stairs storage and an additional storage cupboard. A peninsula seating area provides a practical dining or social space, while the laminate flooring adds a clean, contemporary finish.

### **Bedroom 1**

A spacious main bedroom featuring a front-facing window that allows for plenty of natural light. The room is comfortably carpeted and includes a radiator. There is ample space for a king-size bed, along with the benefit of built-in storage with shelving, offering practical and convenient organisation.

### **Bedroom 2**

A versatile additional room, currently used as a

nursery, offering flexibility to suit a variety of needs such as a bedroom, home office, or dressing room. The space is comfortably carpeted and can accommodate a single to double bed. A rear-facing window provides natural light, while a radiator ensures comfort.

### **Bathroom**

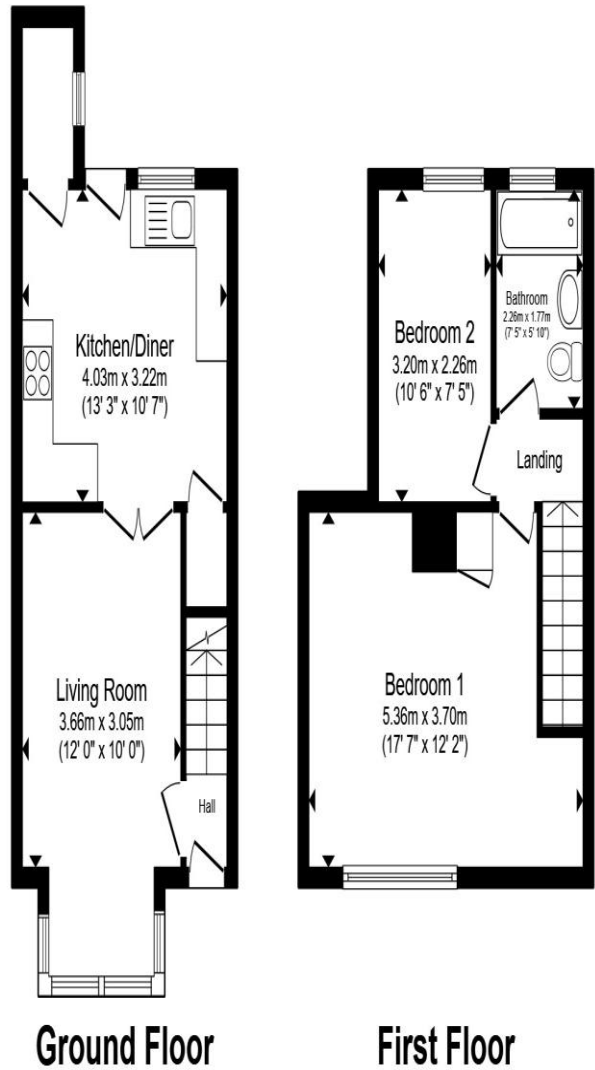
A recently renovated bathroom fitted with a bath and shower over. The room benefits from a window to the rear and includes a WC, sink, and heated towel radiator. Finished with stylish metro tiling, the space offers a clean and modern look, complemented by practical extractor ventilation.

### **Loft Space**

An insulated loft space with boarded flooring, providing useful additional storage.

### **Rear Garden**

The south west facing rear garden is fully enclosed with fencing, providing a private space that is not overlooked. It features a paved layout with grass to side, along with a useful brick-built shed for storage. A side alley, owned by the property, offers shared access, and there is also the added benefit of an outdoor tap.



Total floor area 64.8 m<sup>2</sup> (697 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)



**welcome to**  
**Wilton Grove,**  
**Meanwood Leeds**

- Modern property with lots of natural light
- Quiet cul-de-sac location
- Modern, well-presented interiors throughout
- Double glazing and gas central heating throughout
- Close to Meanwood Valley Trail and local amenities within walking distance

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

offers over  
**£280,000**



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