



Grimes Dyke Cottages York Road, LEEDS LS14 2AB

welcome to

1 Grimes Dyke Cottages York Road, LEEDS

A well-proportioned three-bedroom semi-detached home offering excellent space throughout, including an exceptionally large third bedroom. Features include two reception rooms, driveway, detached garage and a generous private rear garden. Ready to move into.



Entrance Hall

A generous entrance hall with the entrance door to the front, and windows to each side. Stairs to the first floor landing.

Dining Room

Having a double glazed window to the front aspect, and a gas central heating radiator.

Kitchen

A practical and well-laid-out kitchen fitted with a range of wall and base units, complemented by generous worktop space. Features include a Belfast sink, space for a range-style cooker and fridge freezer, along with a useful storage cupboard. A window overlooking the rear garden adds natural light.

Lounge

A spacious and comfortable living area with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow - perfect for relaxing or hosting during warmer months. Additional window to the front enhances the natural light throughout the room.

First Floor Landing

With stairs rising from the ground floor and having a stained window to the rear, and currently set up as an office space.

Bedroom One

Double glazed window to the front, a gas central heating radiator, and a door to the en-suite.

En-Suite

Fitted with a shower, wash hand basin and WC, complemented by a heated towel rail and natural light from a window. The electric shower provides a reliable and convenient option, independent from the main system.

Bedroom Two

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

Bedroom Three

An exceptionally spacious third bedroom (approximately 3.0m x 3.3m), significantly larger than typically found in similar properties. This versatile room comfortably accommodates a double bed and is ideal as a guest room, child's bedroom or a full-time home office.

House Bathroom

Features a four piece bathroom suite which includes a waterfall shower, a free standing roll top bath, wash hand basin set within a vanity storage unit with mirror above, and the w.c. Tiling to the floor and part tiled walls, heated towel rail, and a double glazed window.

Exterior

Externally the property has a block paved driveway to the front providing ample off street parking, plus a detached garage. To the rear is an enclosed garden space with a well kept lawn and borders with some planting, plus a patio seating area all set within fenced boundaries.



view this property online williamhbrown.co.uk/Property/CGT111261



welcome to

Grimes Dyke Cottages York Road, LEEDS

- Well-Presented Three-Bedroom Semi Detached Home
- Exceptionally Spacious Third Bedroom
- Principal Bedroom With En-Suite
- Two Versatile Reception Rooms
- Generous Driveway With Detached Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£335,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111261



Property Ref:
CGT111261 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk