



Parkstone Grove, Leeds LS16 6EX

welcome to

Parkstone Grove, Leeds

Guide Price £260,000 - £270,000 Spacious Semi-Detached in a Prime Location!

Three bedrooms, generous south/west-facing garden backing onto woodland, plus driveway, carport, and detached garage. Close to schools, amenities, and transport links – a must-see!



Parkstone Grove

A spacious three-bedroom semi-detached home situated in a popular residential area, close to local amenities, well-regarded schools, and excellent transport links. This property is sure to appeal to a range of buyers, and internal viewing is highly recommended to fully appreciate the accommodation on offer.

The layout briefly comprises: entrance porch, hallway, lounge, fitted kitchen/diner, cloakroom and additional reception room to the ground floor. Upstairs, there are three good-sized bedrooms and a house bathroom.

Externally, the property benefits from a generous driveway to the front, carport, and detached garage providing ample off-street parking and storage. To the rear is a substantial south/west-facing garden, mainly laid to lawn and backing onto woodland.

Ground Floor

Entrance Porch

Door to the front opens into the spacious, welcoming porch with laminate flooring and radiator, internal door leads through to the kitchen/diner or living room.

Entrance Hallway

Laminate flooring, radiator and stairs leading up to the first floor

Cloakroom

A useful downstairs cloakroom with laminate flooring, low flush wc, wash basin and window to the side

Lounge

9' 1" x 10' 6" (2.77m x 3.20m)

A versatile room to the ground floor with laminate flooring, radiator and window to the front

Rear Reception Room

12' x 10' 11" max recess (3.66m x 3.33m max recess)

A lovely addition to the home with laminate flooring with radiator, door to the garden and space for washing machine.

Kitchen

12' 6" max recess x 10' 8" (3.81m max recess x 3.25m)
The fitted kitchen offers a range of wall and base units with laminate work surfaces, a sink and drainer with mixer tap, Belling gas hob, integrated oven, space for a fridge-freezer, and a useful pantry.

Dining Area

10' 7" x 9' (3.23m x 2.74m)
A spacious lounge with laminate flooring, radiator and glass doors leading through to the rear reception room.

First Floor

Landing

With stairs from the ground floor, laminate flooring, access to the loft and window to the side

Bedroom One

10' 1" x 9' 7" (3.07m x 2.92m)
A good sized double bedroom with laminate flooring, radiator and window to the front

Bedroom Two

13' 1" + recess x 8' 8" (3.99m + recess x 2.64m)
A second double bedroom with laminate flooring, radiator and window to the rear

Bedroom Three

7' 10" x 6' 7" (2.39m x 2.01m)
A good sized single bedroom with integrated wardrobes, laminate flooring and window to the front

Bathroom

The bathroom comprises; bath with shower over, low flush wc, wash basin, heated towel rail, vinyl flooring and windows to both rear and side.

Outside

The property benefits from a front driveway providing ample parking, along with a carport and detached garage.

Further paved area to the front along with mature hedge borders to the front providing a degree of privacy.

To the rear, you'll find a generous enclosed south/west facing garden, mainly laid to lawn with paved patio area and backing onto tranquil woodland.

Agents Note

To the best of our knowledge, this property is of non-standard construction, and we believe it to be a Livett Cartwright build. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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Parkstone Grove, Leeds

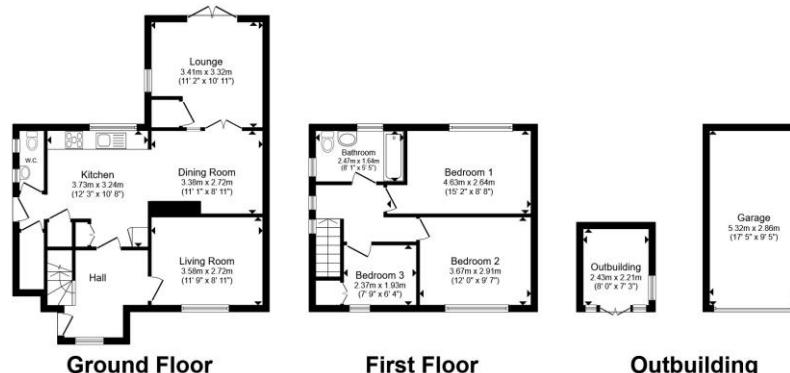
- Three-bedroom Semi-detached Home
- Ready To Move Into
- Lounge, Kitchen/Diner and Additional Reception Room
- Generous Driveway, Carport & Detached Garage
- South/West-facing Rear Garden Backing onto Woodland

Tenure: Freehold EPC Rating: D

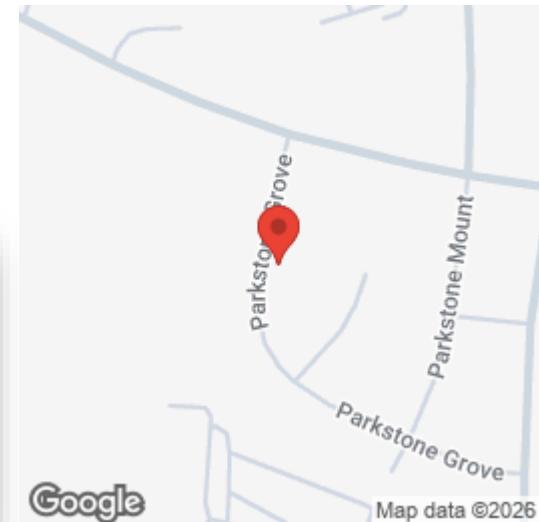
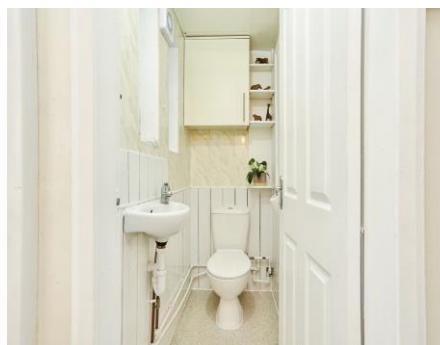
Council Tax Band: A

guide price

£260,000 - £270,000



Total floor area 117.9 m² (1,269 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



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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.



Property Ref:
HFT107293 - 0004

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