



**Mexborough Grove, LEEDS LS7 3DZ**



**welcome to**

## **Mexborough Grove, LEEDS**

A three-bedroom mid-terrace property offering front and rear gardens, a garage and well-proportioned rooms throughout, and a versatile dining area. With its layout and location, this home is sure to attract interest. Situated in the LS7 area of Leeds, it presents an excellent opportunity for buyers.



## **Mexborough Grove**

### **Ground Floor**

#### **Porch**

Entering from the front, you step into the porch, which provides additional storage space and features a door and a double-glazed window.

#### **Entrance Hall**

You enter into the hallway, which includes a fitted radiator. The lounge sits to the right, alongside the staircase leading to the first floor. Towards the rear of the hallway, you'll find the dining room and access to the kitchen.

#### **Lounge**

Positioned at the front of the property, this well sized room features a large double-glazed bay window, ceiling coving, a fitted radiator, and a fireplace.

#### **Dining Room**

The dining room benefits from a double-glazed window, fitted radiator, ceiling coving, and a feature fireplace. Its great size makes it a highly flexible space, suitable not only as a dining area but for a variety of alternative uses.

#### **Kitchen**

Located at the rear of the property, the kitchen features two double-glazed windows and a door providing access to the rear garden. It is fitted with wall and base units, a sink with drainer, and plumbing for a washing machine. The walls are tiled, and the boiler is also housed within the kitchen.

### **First Floor**

#### **Bedroom One**

Bedroom One features a front double-glazed window, a fitted radiator, and built-in wardrobes and units spanning an entire wall. The room is a great size.

#### **Bedroom Two**

Located at the rear, this room features a double-glazed window and a fitted radiator. It is also a well sized space.

#### **Bedroom Three**

Located at the front of the property, this single bedroom features a double-glazed window and a fitted radiator.

#### **Shower Room**

Featuring a rear double-glazed window and a fitted radiator, this wet-floor shower room includes partially tiled walls, a pedestal sink, a toilet, an electric shower, and wall-mounted storage cupboards.

#### **Outside**

The front garden is fully enclosed by a wall and gate, with a footpath leading to the front door and a partially graveled area planted with trees. There is also a wall enclosed garden to the rear which benefits from a detached garage.



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## Mexborough Grove, LEEDS

- MID TERRACE
- THREE BEDROOM
- VERSATILE DINING ROOM SPACE
- GREAT POTENTIAL
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£199,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK109540 - 0004

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**william h brown**



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**