



**Mead Grove, LEEDS LS15 9JS**

**welcome to**

**Mead Grove, LEEDS**

LOOKING FOR A PLACE TO CALL HOME? Then this FANTASTIC end town house is READY TO MOVE IN TO and includes a GROUND FLOOR W.C and a CONSERVATORY which can be used as a formal dining space, second lounge, or even a playroom. With Gardens to the FRONT & REAR, plus a DRIVEWAY, this is a MUST SEE!



### **Entrance Hall**

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

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

Equipped with the w.c, a wash hand basin, gas central heating radiator, and a double glazed window to the front.

### **Lounge**

With a double glazed window to the front aspect, a gas central heating radiator, and double doors leading into the dining kitchen.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also has a stainless steel sink and drainer, a dishwasher, space for a fridge freezer, a gas central heating radiator, double glazed window to the rear, and patio doors leading through to the conservatory.

### **Conservatory**

Set to the rear of the property and having double glazed windows to sides and rear, plus double doors leading out to the rear garden. Also has a gas central heating radiator and power points.

### **First Floor Landing**

With stairs rising from the ground floor and having a useful storage cupboard.

### **Bedroom One**

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

### **Bedroom Two**

With a double glazed window to the front aspect, built in storage to one wall, and a gas central heating radiator.

### **Bedroom Three**

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

### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also has tiling, a gas central heating radiator, and a double glazed window to the front.

### **Exterior**

Externally the property has a driveway for off street parking plus a buffer garden to the front with a lawn and some mature plants and shrubbery.

To the rear is an enclosed garden space with two seating area and a lawn and hedging.



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## Mead Grove, LEEDS

- Modern End Town House
- Three Bedrooms
- Ground Floor W.C
- Dining Kitchen With Conservatory
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111799 - 0003

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