



## 64 GROVE LANE

LEEDS, LS6 2BE

£499,950  
FREEHOLD

Monroe is thrilled to present this stunningly presented, newly renovated three-bedroom detached home, offering a perfect blend of traditional proportions and contemporary open-plan living in the heart of LS6.

MONROE

SELLERS OF THE FINEST HOMES

# 64 GROVE LANE

- Newly Renovated Throughout
- Modern Open-Plan Living
- Move In Ready
- Fully Boarded Out And Insulated Attic
- Sold Chain Free
- Impressive Curb Appeal
- Situation In The Sought After Area Of Headingley
- Beautifully Presented Throughout The Whole Home
- Perfect Clean Canvas
- Great For First Time Buyers



This charming residence on Grove Lane immediately impresses with its sense of space and light, offering approximately 1,170 sq. ft of accommodation across two well-appointed floors.

Upon entering, you are greeted by a grand entrance hall that sets a tone of spaciousness, leading through to a sophisticated front-facing living room. This primary reception space is defined by its beautiful bay window, which allows natural light to pour in, creating a warm and inviting atmosphere for relaxation.

The rear of the ground floor has been intelligently designed for modern lifestyles, featuring a sprawling open-plan kitchen and dining area. The kitchen is thoughtfully laid out with ample workspace and storage, flowing seamlessly into the dining zone which overlooks the rear garden. This cohesive space acts as the social hub of the home, perfect for everything from quick morning coffees to hosting large dinner parties.

The first floor continues to deliver on scale and comfort. The principal bedroom is a generous double with its own private en-suite shower room, providing a luxurious touch of privacy. Two further bedrooms—a sizeable second double and a well-proportioned third—offer versatility for a growing family, guests, or a premium home office setup. The sleeping quarters are complemented by a stylish, oversized family bathroom that features both a bath and a separate shower cubicle,

ensuring total convenience for a busy household.

A significant feature of this home is the expansive, fully boarded and insulated attic space. Accessed via a high-quality folding wooden ladder and a generous loft hatch, this area is equipped with integrated lighting and electrical sockets. It offers an exceptionally versatile space.

Externally, the rear of the property reveals a beautifully landscaped garden, featuring a manicured lawn and a spacious stone-flagged patio, an idyllic setting for alfresco dining and summer entertaining. To the front, the home boasts a pristine, low-maintenance driveway providing secure off-street private parking.

## REASONS TO BUY

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## ENVIRONS

Headingley is a highly desirable area, ideal for young professionals and families, thanks to the abundance of local amenities available right on the doorstep. It boasts an extensive array of shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station. Families will appreciate the nearby park featuring a children's play area and the convenience of the local library, supermarkets, and healthcare facilities.

#### SERVICES

We are advised that the property has mains gas, water and electricity.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band D

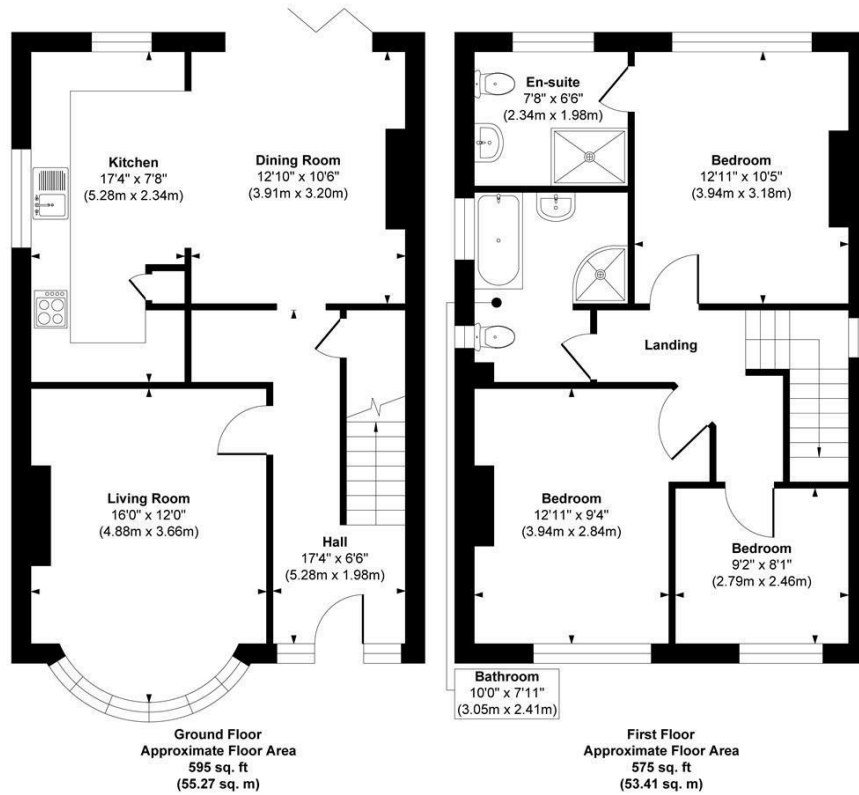
**Viewings** – By Appointment Only

**Floor Area** – 1170.00 sq ft

**Tenure** – Freehold



Grove Lane, Leeds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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