



**Stoneacre**  
Properties



**Grove Road, Leeds, LS15 0LH**

**£375,000**

\*\*\*NO CHAIN\*\*\*

Offered to the market is this three bedroom semi detached house located on Grove Road, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: porch, entrance hall way, lounge, second sitting room, sun room, kitchen, porch, first floor landing, three bedrooms and family bathroom. Externally the property benefits from grass laid to lawn at the front elevation. Low maintenance garden to the rear. Driveway providing off street parking for multiple cars. Garage with power and lights. This property is not one to be missed to arrange your viewing please contact the office today.

### ENTRANCE PORCH

Double glazed window to the front elevation. Door to the front elevation.

### ENTRANCE HALL WAY

Central heating radiator. Storage cupboard. Stairs leading to first floor landing.

### LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround.

### SECOND SITTING ROOM



Sliding doors leading to the sun room. Fire with surround.

### SUN ROOM



French doors leading to the rear garden. Double glazed windows to the rear.

### KITCHEN



Range of wall and base units. Integrated oven, gas hob with extractor fan above. Plumbing for washing machine and dryer. Space for fridge freezer. Double glazed window to the rear elevation. Door leading to the rear porch.

### PORCH

Double glazed window to the rear elevation. Door leading to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

### BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator.

### BEDROOM TWO



Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

### BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator.

### BATHROOM



Double glazed frosted window. Bath with shower over. Low flush w.c. Wash hand basin. Central heating radiator.

### EXTERNAL



Front garden. Paved patio area to the rear, Driveway providing off street parking for multiple cars.

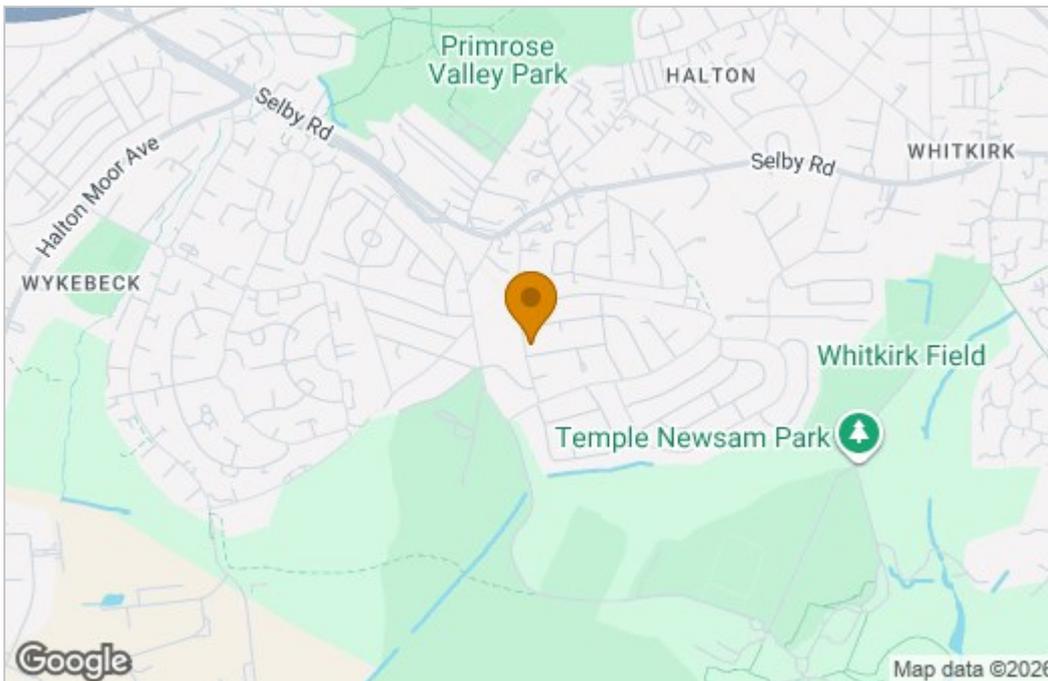
### GARAGE

Power and lights.

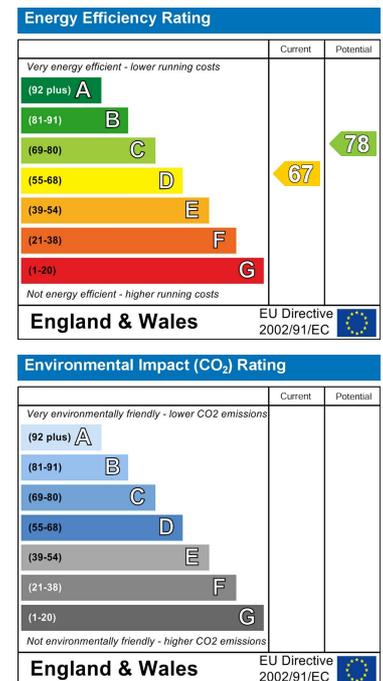
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

