



Parkstone Grove, West Park Leeds LS16 6EX

welcome to

Parkstone Grove, West Park Leeds

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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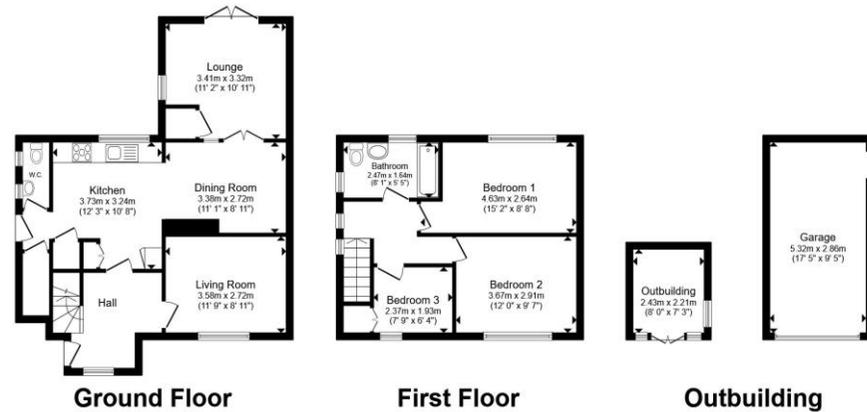


welcome to

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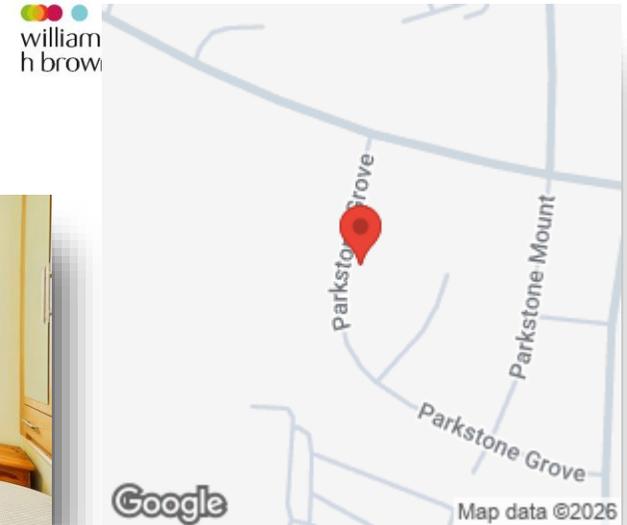
- Three-bedroom Semi-detached Home
- Ready To Move Into
- Lounge, Kitchen/Diner and Additional Reception Room
- Generous Driveway, Carport & Detached Garage
- South/West-facing Rear Garden Backing onto Woodland

Tenure: Freehold EPC Rating: D
Council Tax Band: A



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

offers over
£250,000



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Property Ref:
HFT107293 - 0005

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Please note the marker reflects the
postcode not the actual property