



Granby Place, Leeds LS6 3BD

william
h brown

welcome to

Granby Place, Leeds

This well-presented four-bedroom terraced property offers deceptively spacious accommodation across multiple levels, making it an ideal choice for families seeking comfort and flexibility



Lounge

17' 11" max x 13' 8" max (5.46m max x 4.17m max)

A bright and inviting lounge featuring a sleek laminated floor, a radiator for year-round comfort, and a front-facing window that floods the space with natural light. Furnished with stylish free-standing pieces, the room offers versatility and a modern touch—perfect for relaxing or entertaining in comfort.

Kitchen

17' 11" max x 13' 8" max (5.46m max x 4.17m max)

A stylish and functional kitchen featuring a sleek grey matt finish throughout, complemented by durable laminate flooring for easy upkeep. The space includes a modern electric hob and oven, along with free-standing appliances that offer flexibility and convenience. A front-facing window provides natural light, brightening up the workspace, while the one-bowl metal sink is set against classic white metro tiles for a timeless touch. Finished with elegant quartz worktops, this kitchen blends contemporary design with everyday practicality.

Bedroom 1 (basement)

13' 4" max x 12' 3" max (4.06m max x 3.73m max)

A cosy double bedroom tucked away in the basement, featuring soft carpeted flooring for added warmth and comfort. Natural light filters in through a high-set window, accessible via built-in ladder steps, adding character to the space. The room includes a built-in cupboard and ample room for free-standing furniture, making it both functional and inviting.

Ensuite (basement)

A well-appointed ensuite bathroom situated in the basement, featuring stylish tiled floors and walls for a modern, easy-to-clean finish. The space includes a sleek square shower enclosure with an extractor fan for ventilation, plus a radiator for added warmth. You'll also find a pedestal sink, toilet, and a built-in cupboard housing the boiler, providing both

functionality and comfort in one neatly designed space.

Bedroom 2

13' 9" max x 8' 1" max (4.19m max x 2.46m max)

A spacious double bedroom featuring plush carpeted flooring for warmth and comfort. The front-facing window allows plenty of natural light to brighten the space, while a radiator ensures a cosy atmosphere year-round. With room for free-standing furniture, this bedroom offers both style and flexibility

Bedroom 3 (attic)

9' 6" max x 8' 4" max (2.90m max x 2.54m max)

A charming double bedroom nestled in the attic, featuring soft carpeted flooring and a front-facing window that brings in natural light. The space includes a built-in cupboard for handy storage, a radiator for year-round comfort, and plenty of room for free-standing furniture, offering flexibility in layout and design. A cosy retreat with character.

Bedroom 4 (attic)

13' 8" max x 10' 10" max (4.17m max x 3.30m max)

A charming double bedroom nestled in the attic, featuring soft carpeted flooring and a front-facing window that brings in natural light. The space includes a built-in cupboard for handy storage, a radiator for year-round comfort, and plenty of room for free-standing furniture, offering flexibility in layout and design. A cosy retreat with character.

Bathroom

Bright and practical with lino flooring, a panelled bath with shower over, pedestal sink, toilet, radiator, and Velux window.

Parking

On street parking



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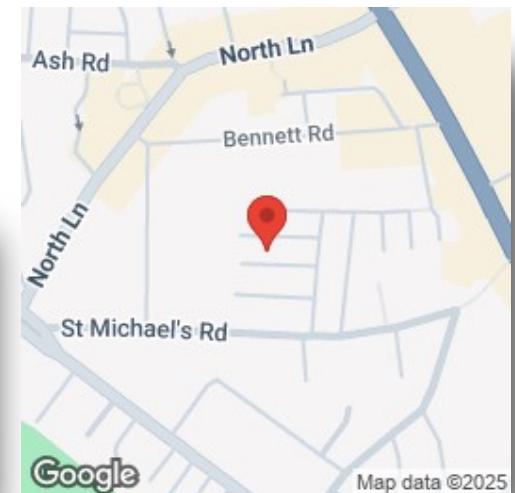
- GUIDE PRICE £240,000 - £250,000
- 4 Bedroom Terraced House
- On Street Parking
- Great Transport Links To Leeds City Centre
- 10 Years Letting History

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



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