



Heather Grove, Leeds LS13 4LE

welcome to

Heather Grove, Leeds

A beautifully presented semi-detached dormer bungalow extensively renovated and meticulously maintained over the last 19 years. Offering versatile accommodation including a spacious lounge, modern kitchen with French doors, Jack & Jill, family bathroom and south-facing gardens and driveway parking.



Property Information

Occupying a highly convenient position with excellent access to the Ring Road and Stanningley Bypass this exceptional four-bedroom semi-detached dormer bungalow represents the current owner's pride and joy. Having been lovingly maintained and comprehensively improved over the last 19 years the property is presented in superb condition throughout and offers versatile family accommodation.

The home benefits from a dormer extension added in 2013, a recently installed two-car driveway, modern kitchen and bathroom facilities, cavity wall and insulation and a central heating and boiler approximately 5-6 years old. The versatile layout is ideal for families, professionals working from home, or those seeking flexible living space.

Outside, the sun trap garden provides a wonderful setting for relaxing or entertaining, featuring raised decking and attractive outdoor space to enjoy throughout the day.

Conveniently positioned close to local shops, schools, gyms and transport links, this beautifully cared-for home offers the perfect balance of comfort, practicality and location.

Entrance Hall

A welcoming entrance hall providing an attractive first impression, finished in a modern style and offering access to the principal ground floor accommodation.

Open Lounge

A spacious and inviting reception room, ideal for everyday family living and entertaining. The open layout creates a bright and airy atmosphere, with ample space for both seating and relaxation areas.

Kitchen

Beautifully fitted with a range of modern wall and base units complemented by contemporary work surfaces. The kitchen incorporates an integrated

oven, electric hob and extractor, whilst French doors open directly onto the rear garden and decking, creating a wonderful indoor-outdoor flow.

Bedroom One

A generous double bedroom featuring fitted wardrobes and modern spot lighting. Benefitting from direct access to the Jack & Jill en-suite, this room offers an excellent principal bedroom suite.

Jack & Jill Suite

Stylishly appointed and serving both the principal bedroom and adjoining accommodation, providing convenience and practicality for day-to-day living. Beautifully presented with ceramic tiled flooring.

Bedroom Three

A further well-proportioned double bedroom which could equally serve as an excellent home office, study or hobby room depending on individual requirements.

Bedroom Four

Another comfortable double room offering flexible accommodation for growing families, guests or home working.

Bedroom Two

Located within the dormer extension, this spacious double bedroom enjoys excellent head height and versatility, making it ideal as a guest room or additional principal bedroom with roof winstallation..

Bathroom

Beautifully presented and fully tiled with attractive ceramic wall finishes. Comprising a three-piece suite including wash hand basin, WC and bath with electric shower over.

Outside

To the front, the property boasts excellent kerb appeal with a recently installed driveway providing off-street parking for two vehicles.

The rear garden is a particular feature of the

property, enjoying a predominantly south-facing aspect which makes the most of the sunshine throughout the day. The raised decking provides an ideal space for outdoor dining, entertaining guests or simply relaxing whilst overlooking the garden.

Garage

A great addition to the property, the detached garage is equipped with power and lighting, including two double electrical sockets, making it ideal for secure parking, storage, a workshop or hobby space. The property also benefits from up and over style door with new rollers fitted just a few months ago, providing convenient access and enhanced security.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/PDY117441



welcome to

Heather Grove, Leeds

- CHAIN FREE
- Modern fitted dining kitchen
- Spacious open-plan lounge
- South-facing rear garden
- Raised decking seating area

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117441



Property Ref:
PDY117441 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk