



**Victoria Grove, Leeds LS9 9DW**

**welcome to**

**Victoria Grove, Leeds**

LOOKING TO INVEST or READY TO FLY THE NEST? At a Guide Price of £150,000 - £160,000 this MID TERRACE could be the PERFECT PROPERTY for you! This home offers fantastic potential and includes THREE BEDROOMS and a rear yard. CALL US to view! \*\*\* NO CHAIN \*\*\*



### **Lounge**

Having the upvc entrance door to the front aspect and a window also to the front. Fire place with a gas fire, and a radiator.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, electric hob with tiling to the splash areas and a cooker hood over. Also features a window and door to the rear, a door leading down to the cellar and a door to the stairs.

### **Cellar**

A useful cellar space which also houses the utility meters and fuse box.

### **First Floor Landing**

With stairs rising from the ground floor and having a useful storage cupboard.

### **Bedroom One**

Featuring two windows to the front aspect, built in wardrobe and a radiator.

### **House Bathroom**

Equipped with a four piece bathroom suite which includes a bath, a wash hand basin, the w.c and shower cubicle. Also has tiling to the walls, tiling to the floor, a corner radiator and a frosted window.

### **Second Floor Landing**

With stairs continuing from the first floor and having access to the two additional bedrooms.

### **Bedroom Two**

Having a Velux roof window to the rear and a radiator.

### **Bedroom Three**

With a window to the front aspect, and a radiator.

### **Exterior**

Externally the property has a yard area to the rear with decking, fenced boundaries and a single access gate.

### **Vendor Notes**

The complete roof was replaced in 2025 along with a Velux window



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welcome to

## Victoria Grove, Leeds

- Guide Price £150,000 - £160,000
- Mid Terrace Home
- Three Bedrooms
- For Sale With No Chain
- Accommodation Over Three Floors

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111848 - 0005

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