

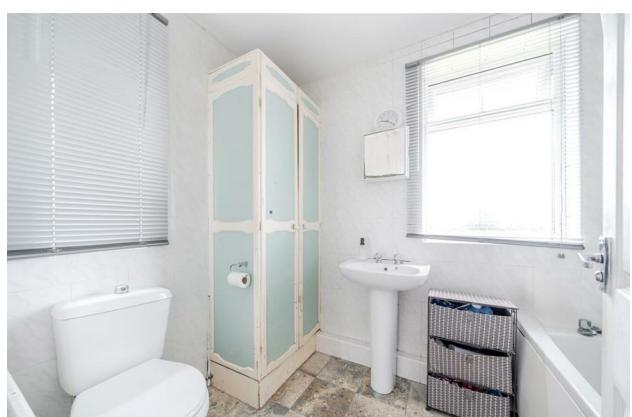
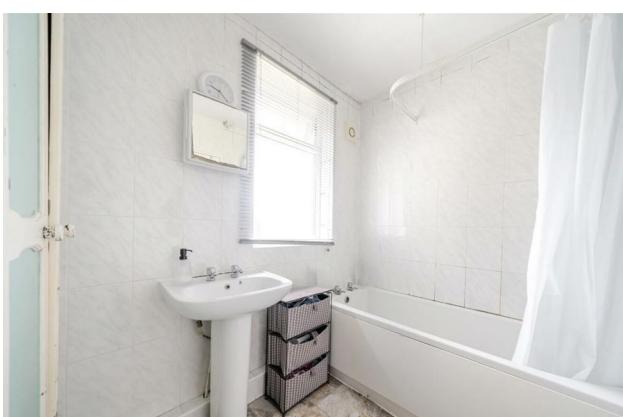
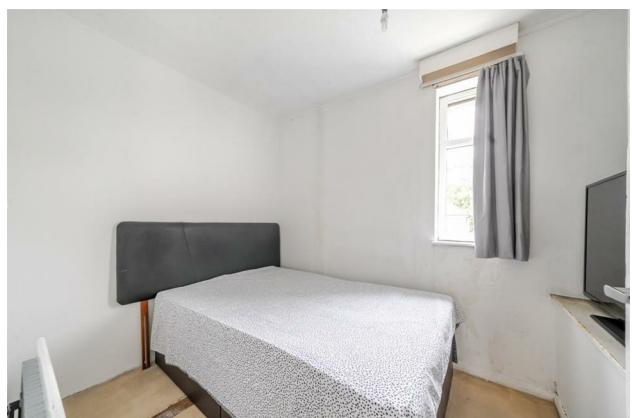
**Parkstone Grove, West Park, LS16**

**Guide Price £230,000**

**Property Images**



## Property Images

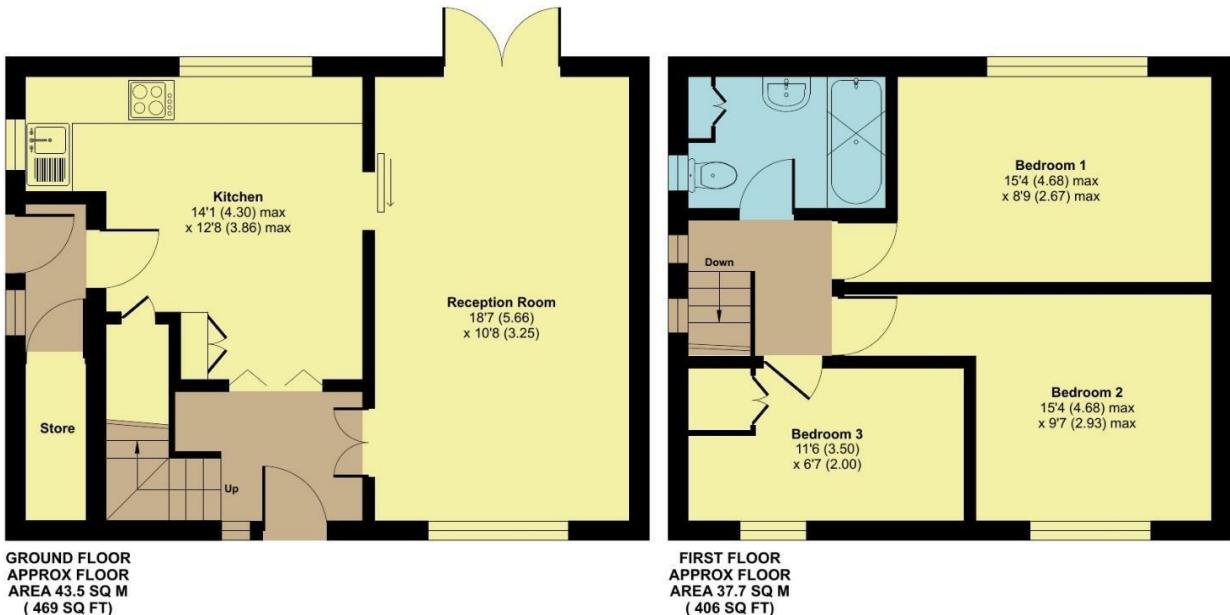


## Floorplan

### Parkstone Grove, Leeds, LS16

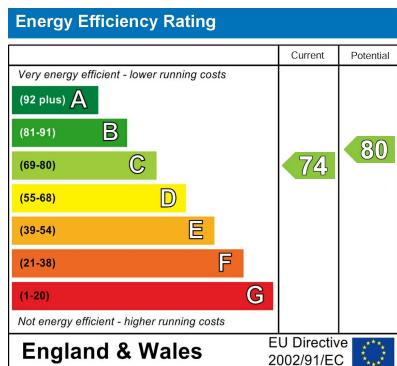
Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale

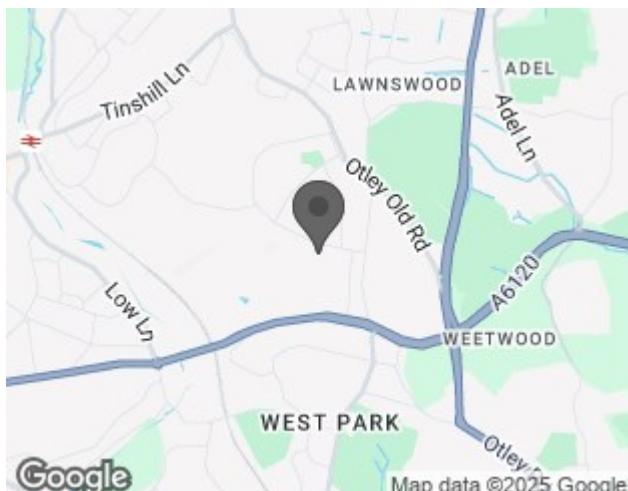


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.  
Produced for Hunters Property Group. REF: 1334560

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

### Enticing Opportunity in a Fantastic Location – Parkstone Grove

Set in a highly sought-after location close to excellent schools, the Leeds Outer Ring Road, and a wealth of local amenities, this much-loved Livett-Cartwright built semi-detached home is perfect for first-time buyers, downsizers, or anyone looking for a property with superb potential.

With spacious, well-balanced accommodation, three generous bedrooms, and a larger-than-average rear garden, this home offers comfort, convenience, and room to grow – all within easy reach of transport links, shops, nurseries, schools, and leisure facilities.

#### Key Features:

- Spacious entrance hallway creating a warm welcome
- Light-filled through lounge with front window and patio doors opening to the rear garden
- Neutral kitchen/diner with pantry and storage cupboard
- Handy side entrance and additional storage space – ideal for families or pet owners
- Three well-proportioned bedrooms
- Family bathroom with shower over the bath
- Front of the property is paved and hedge boundary fully enclosed with gates
- Generous, fully enclosed rear garden with patio and lawn – perfect for family living, entertaining, or relaxing
- Excellent scope to extend or modernise (subject to planning permission)

This property truly combines convenience and potential, making it a fantastic opportunity for those looking to put their own stamp on a home.

Internal viewing is highly recommended to fully appreciate everything this property has to offer.

## Features

- SEMI DETACHED • THREE BEDROOMS • SUPERB OPPORTUNITY TO MAKE YOUR OWN • LARGER THAN AVERAGE REAR GARDEN • SOUGHT AFTER LOCATION • POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION • EPC RATING:- C • COUNCIL TAX BAND:- A