

Croftdale Grove,LEEDS LS15 8EG

william h brown

welcome to

Croftdale Grove, LEEDS

At a Guide Price of £345,000 - £350,000 this EXCEPTIONAL semi detached home is an IDEAL OPTION for the family buyer! Set within a POPULAR LOCATION, this IMPECCABLE property is READY TO MOVE IN TO and includes ample OFF STREET PARKING, a GARAGE and an ENCLOSED REAR GARDEN!

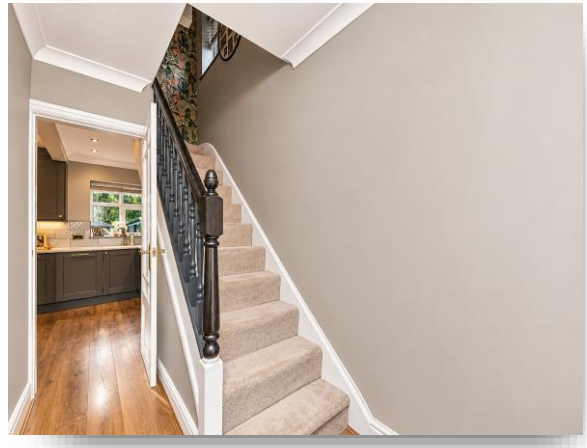












Entrance Hall
Having a composite entrance door to the front aspect, and stairs to the first floor landing.

Lounge
Featuring a double glazed part bay window to the front aspect, an inset fire with mantel above, gas central heating radiator, and an opening to the dining kitchen.

Dining Kitchen
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset sink and drainer with mixer tap, and tiling to the splash areas. Also includes an eye level double oven with an integrated eye level microwave, gas hob, and a cooker hood unit over. Integrated appliances include the dishwasher and washing machine, and the fridge freezer. Cupboard housing the gas central heating boiler, gas central heating radiator, double glazed window to the rear and double glazed French doors leading out to the rear garden.

First Floor Landing
With stairs rising from the ground floor and having a double glazed window to the side aspect.

Bedroom Two
Having a double glazed part bay window to the front aspect, and a gas central heating radiator.

Bedroom Three
Double glazed window to the rear and a gas central heating radiator.

Bedroom Four
Double glazed window to the front and a gas central heating radiator.

House Bathroom
Consisting of a three piece bathroom suite which includes a corner bath with shower over attachment, a wash hand basin, and the low level flush w.c. Also includes part tiles walls, a wall mounted vanity storage unit, gas central heating radiator and a double glazed window to the rear.

Second Floor Landing
With stairs continuing from the first floor and having a double glazed window to the side, and a door to the master bedroom suite.

Bedroom One
With a double glazed window to the rear and two skylight windows to the front aspect, fitted wardrobes, gas central heating radiator, and storage to the eaves. Door to the en-suite facilities.

En-Suite
Equipped with a shower cubicle, wash hand basin, and the w.c set within a vanity storage unit. Also has tiling to all visible areas, a chrome heated towel rail and a double glazed window.

Exterior
Eternally the property has a paved garden to the front allowing for off street parking, and gated access to the side and to a detached garage,

To the rear is an enclosed lawned garden with a decked seating area pergola, and access to the garage.

Garage
A detached garage with power and lighting, plus an access door to the side. The garage has also recently had a replacement roof.

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Croftdale Grove, LEEDS

- Guide Price £345,000 - £350,000
- Four Bedroom Semi Detached Home
- Accommodation Set Over Three Floors
- Master Bedroom With En-Suite
- Modern & Beautifully Presented Throughout

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

guide price

£345,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112274

The Property Ombudsman

Property Ref:
CGT112274 - 0004

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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.

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