





Cowper Grove,Leeds LS8 5DG

william h brown

welcome to

Cowper Grove, Leeds

* Viewing is highly recommended for this property.*

This three-bedroom mid-terrace home is beautifully presented throughout, offering spacious, clean rooms, a modern kitchen–diner, and a stylish,













Cowper Grove
Ground Floor
Lounge
Stepping through the front door, you enter directly into a bright and spacious lounge featuring a large double-glazed bay window to the front, a fitted radiator, coved ceiling, and freshly laid carpet.

Kitchen/ Diner
The kitchen–diner sits at the rear of the property and includes a door providing direct access to the outside, along with a rear double-glazed window and a fitted radiator. The room offers an excellent amount of space, comfortably accommodating a dining area. The kitchen itself features modern wall and base units, integrated appliances, and space for freestanding appliances. A further internal door within this room provides access to the cellar.

First Floor
Bedroom One
Bedroom One is a spacious double room featuring a rear double-glazed window, a fitted radiator. Complete with carpeted flooring.

Bathroom
The bathroom is a beautifully presented, spacious room featuring two front double-glazed windows and fitted chrome radiator. It includes an elegant freestanding bath, a shower cubicle with a dual shower head, a vanity unit with sink, toilet. The room is finished with ceiling spotlights for a clean, modern look.

Second Floor
Bedroom Two
Bedroom Two is a clean, bright space featuring a double-glazed roof window, a fitted radiator.

Bedroom Three
Bedroom Three is a clean, bright space featuring a double-glazed roof window, a fitted radiator.

Cellar
The cellar is a generous space and can be accessed via a door from the kitchen.

Outside
The property benefits from an enclosed front yard, with a small set of steps leading up to the front door. While the garden would benefit from some general maintenance, it remains a low-maintenance outdoor space overall.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

welcome to

Cowper Grove, Leeds

- MID TERRACE
- THREE BEDROOM
- ENCLOSED FRONT YARD
- SPACIOUS CLEAN ROOMS THROUGHOUT
- SPACIOUS MODERN KITCHEN/DINER

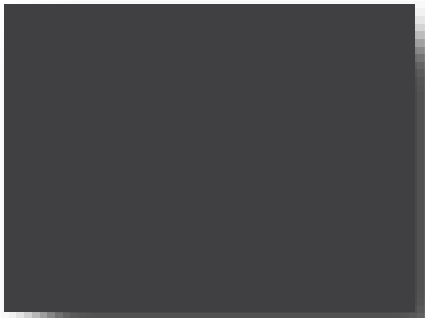
Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109758

The Property Ombudsman

Property Ref:
OAK109758 - 0008

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.

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