

Mike
Dobson



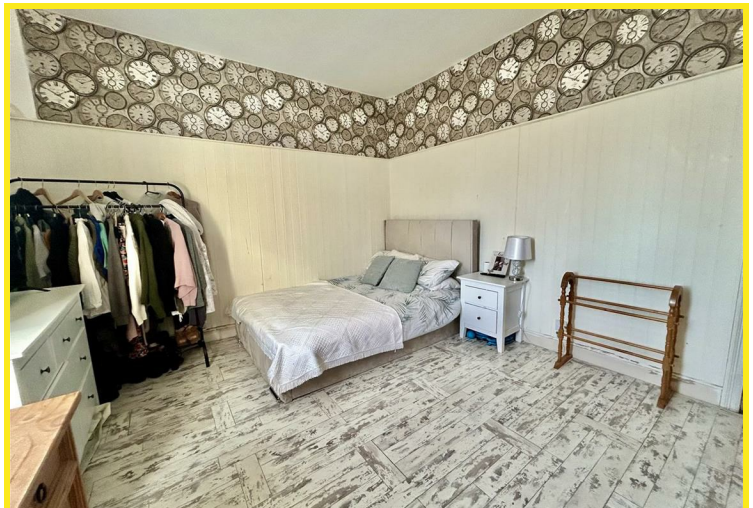
16 Grove Road

Halton, Leeds, LS15 0LG

£180,000

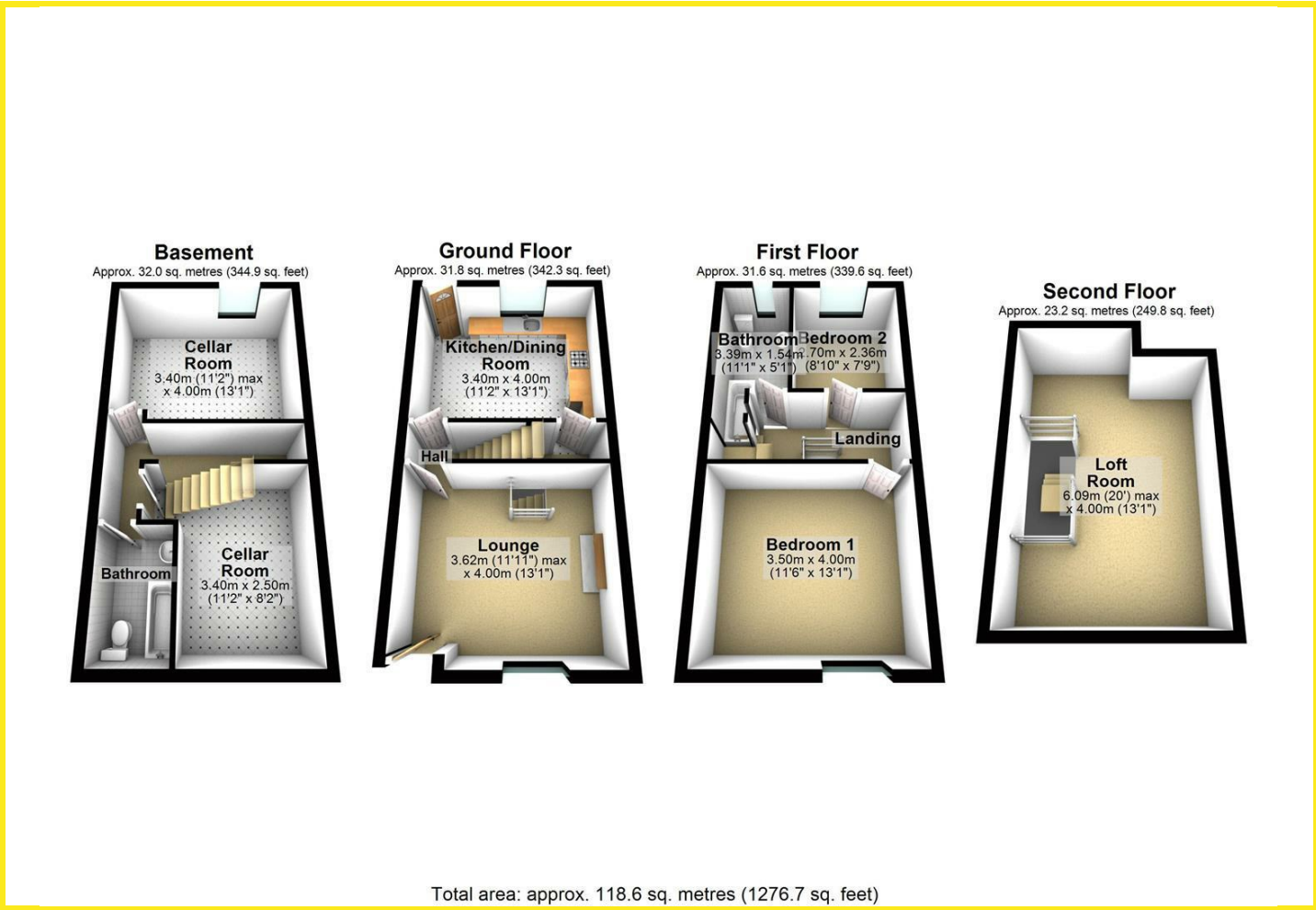
16 Grove Road

A chain free two-bedroom mid terraced house situated in a good location, being ideally located for public transport links into Leeds including Cross Gates Train station and being of an excellent investment opportunity. The accommodation briefly comprises of entrance immediately into the living room with feature fireplace, fitted dining kitchen having built in oven, hob and extractor with stable door to the enclosed rear garden. The basement has also been partly converted to maximise space, creating the possibility to be used as two additional rooms, i.e. home office, bedrooms, or playroom with bathroom (which is in need of repair). The first-floor landing leads to two bedrooms and a family bathroom comprising bath with shower over, pedestal wash basin and low flush WC. Staircase leading to the converted attic space/ loft room which benefits of having two Velux windows. The property benefits from PVCu double glazing and gas-fired central heating, new boiler being installed January 2023. Externally the property is street facing to the front, To the rear is a fully enclosed garden with paved seating and raised borders. LS15 is a popular location situated to the east of Leeds. Offering many amenities including Temple Newsam House, grounds & golf course. The property is in close proximity to schools, local parks & shopping facilities. The Crossgates Shopping Centre and The Springs at Thorpe Park are just a short distance away, which offer a top selection of restaurants as well as the Odeon Luxe cinema. Restaurants, pubs, bars, and supermarkets can be found in nearby. An early viewing is essential to fully appreciate this spacious house.

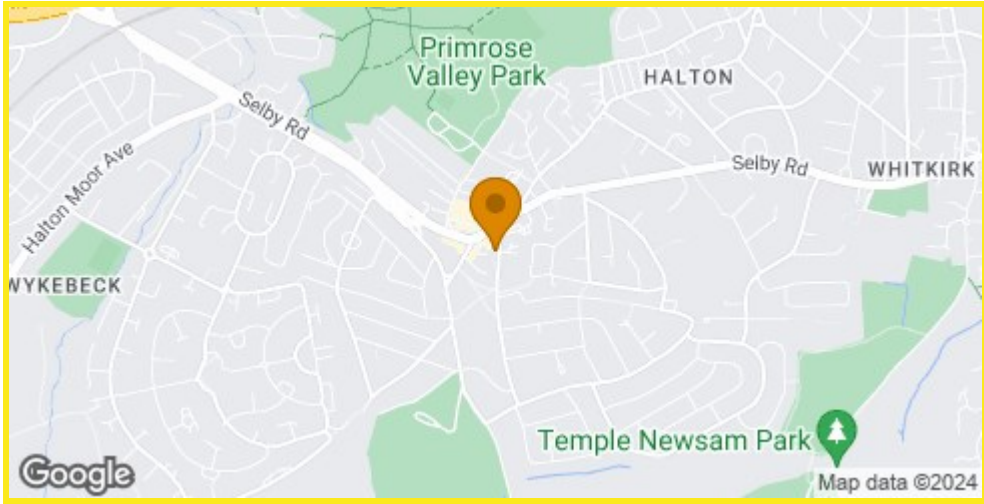




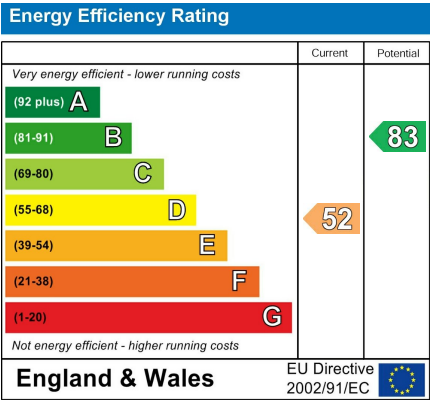
Floor Plan



Area Map



Energy Efficiency Graph



Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.