



23 Allerton Grange Croft, Leeds  
£220,000

IDEAL FIRST TIME BUY - TUCKED AT THE TOP OF QUIET CUL DE SAC - MODERN THROUGHOUT - DINING KITCHEN WITH CONTEMPORARY UNITS & BUILT IN APPLIANCES - NO ONWARD CHAIN - TWO DOUBLE BEDROOMS - GARAGE - EXCELLENT LOCATION WITHIN WALKING DISTANCE TO CHAPEL ALLERTON, MOORTOWN AND ROUNDHAY

Tucked away in a quiet, exclusive enclave of just a handful of homes, this gorgeous two-double-bedroom property is the perfect first-time buy. Inside, the spacious living room features a stylish fireplace, leading to a contemporary dining kitchen equipped with grey units, matching worktops, and integrated appliances. Upstairs, the large master bedroom boasts built-in wardrobes, alongside a second double bedroom and a modern house bathroom. Complete with gas central heating, UPVC double glazing, an enclosed rear garden, and a private garage, this home will sell fast—book your viewing today!

#### AREA GUIDE

Gledhow is one of North Leeds' most desirable and peaceful suburbs. Nestled between the vibrant hubs of Chapel Allerton, Moortown, Roundhay, and Oakwood, it offers the perfect balance of leafiness, community spirit, and urban convenience. It is an exceptionally popular location for young professionals, growing families, and first-time buyers





### ANTI MONEY LAUNDERING CHECKS

#### Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

TBC

### TENURE

FREEHOLD

### PARKING

The parking at the property on street and a garage

### WATER METER

There is/is not a water meter in the property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	