



GLEDHOW WOOD GROVE, ROUNDHAY LS8

GP £375,000



A much loved three bedroom semi-detached family home, nestled in the heart of Roundhay.

14 Gledhow Wood Grove is a much loved three-bedroom, semi-detached family home, now in need of a full modernisation throughout.

Located on a quiet cul-de-sac and nestled within the heart of Roundhay, within striking distance to the park.

Offering a fantastic lifestyle for a variety of buyers, with a wide range of amenities on your doorstep, in both Roundhay and Oakwood, array of eateries and cafes for relaxed dining, renowned primary and secondary schools and fantastic road links.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
C

EPC Rating
D



Property Description.

Having been owned by the current owner for over 37 years, this family home offers any new buyer an exciting opportunity and scope to make it their own. In brief the property comprises; vestibule, entrance hall with access into the integral garage, w/c and utility room to the rear and access into the garden.

To the left of the hallway is a sitting room, flooded with natural light through the large window and french doors lead through to the open plan dining kitchen, with breakfast bar and plenty of space for a large dining table. A conservatory leads off the dining space with french doors into the garden.

To the first floor are two double bedrooms, generous single and house bathroom.

*The property also features a fantastic loft space, accessible by a ladder, offering plenty of storage or further potential for a forth bedroom, subject to planning permission.

Outside.

Outside, to the front of the property a paved path leads to the front door and a picket fence surrounds the plot and offers great curb appeal to the front of the house.

To the rear of the property is a large privately enclosed garden, mainly laid to lawn, with mature hedging and paved patio. This garden is a fantastic space to enjoy and entertain with friends and family.

Services.

We are advised that the property has gas central heating, mains water and mains drainage.





Gledhow Wood Grove, Leeds, West Yorkshire, Leeds, LS8

Approximate Area = 1138 sq ft / 105.7 sq m

Limited Use Area(s) = 166 sq ft / 15.4 sq m

Garage = 81 sq ft / 7.5 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for North Residential. REF: 1226704

NORTH LEEDS OFFICE - LEEDS@NORTHRESIDENTIAL.CO.UK - 0113 526 0711

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated December 2024. Photographs and videos dated December 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



NORTH
RESIDENTIAL

