



CONWAY GROVE,
LEEDS, LS8 5HX
Guide Price £75,000

2 Bedroom House
EPC Rating:

LINLEY &
SIMPSON

A fantastic opportunity to acquire this impressive two bedroom mid-terrace home which has had a full scheme of renovation including incorporating an open plan kitchen/living space, modern family bathroom, extended double bedroom and new roof. Immaculately presented throughout this property stands out in the current market compared to others on the market.

Accommodation comprising raised front courtyard garden with cast iron railings allowing security, double glazed front door leading into the modern open plan living and kitchen area with a range of modern lower and upper kitchen units. Landing giving access to the master bedroom and modern family bathroom, with second floor landing leading to the extended second double bedroom with views across Leeds. The home also benefits from gas central heating system, basement space which has also been renovated.

Situated a few minutes from local amenities on Harehills Road, Harehills Lane and Roundhay Road, including a variety of local shops, specialist shops, food take-aways and restaurants. Regular transport services are available nearby affording easy access to the city centre and surrounding areas. The A58, A64 and Leeds outer Ring Road provide access to the business centers of Bradford, Harrogate, York and Wetherby, with the A1/M1 link road for those commuting further afield.

GROUND FLOOR

LOUNGE/DINING ROOM

Impressing open plan lounge/dining room with access to kitchen.

KITCHEN

Modern kitchen comprising fitted wall and base units with work surfaces over, one and half bowl sink unit, oven and hob with extractor hood over, space for washing machine, tiled walls, door to basement and double glazed window to front.

FIRST FLOOR

LANDING

Access to first floor rooms.

BEDROOM TWO

Double glazed window to front, telephone point, television point and central heating radiator.

BATHROOM

Luxurious bathroom with white three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled walls and flooring, extractor fan, double glazed window to front and central heating radiator.

SECOND FLOOR

LANDING

Access to bedroom one

BEDROOM ONE

Two double glazed windows to front, telephone point, television point, under eaves storage and central heating radiator.

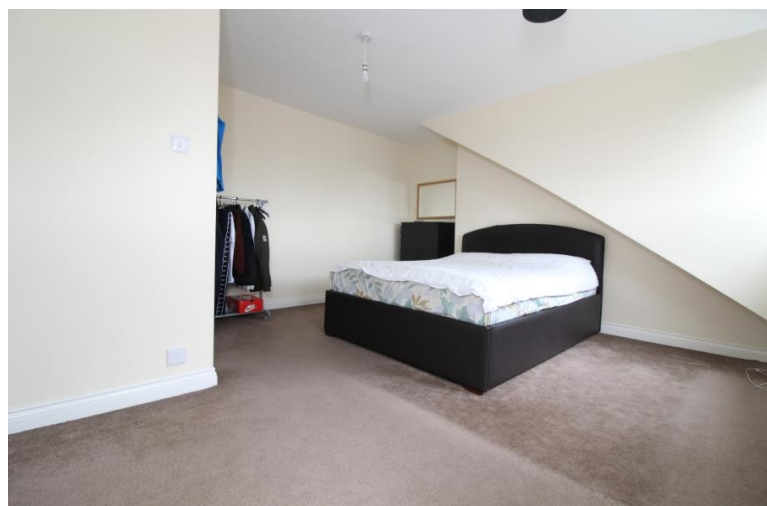
OUTSIDE

FRONT GARDEN

Front raised courtyard garden is concreted with cast iron fencing.

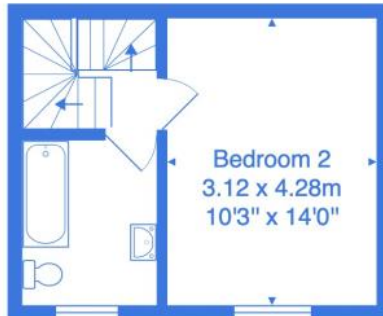
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Ground Floor



First Floor



Second Floor

Total Area: 67.4 m² ... 725 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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