



Stoneacre  
Properties



## Cherry Grove

Leeds, LS6 2WA

£340,000



# Cherry Grove

Leeds, LS6 2WA

£340,000



## Entrance

Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor of the property.

## Kitchen

Modern kitchen is made up of white shaker style wall and base units and comprises integrated oven, gas hob with extractor above sink with drainer and breakfast bar seating.

## Lounge/Diner

Modern and spacious lounge/diner boasts ample space for a seating area and separate dining area. The room boasts French doors out to the rear garden and a recently built media wall with shelving and storage.

## w/c

Comprising toilet and sink.

## Garage

Integral garage is accessed via the hallway and offers an abundance of storage space and could be converted into additional living space if required (subject to planning).

## Bedroom 1

Large double bedroom laid to carpet with fitted storage wardrobes. En-suite bathroom.

## En-suite

Recently updated comprising shower, toilet and sink.

## Bedroom 2

Second double bedroom laid to carpet.

## Bedroom 3

Third single bedroom is also ideal for a home office.

## Bathroom

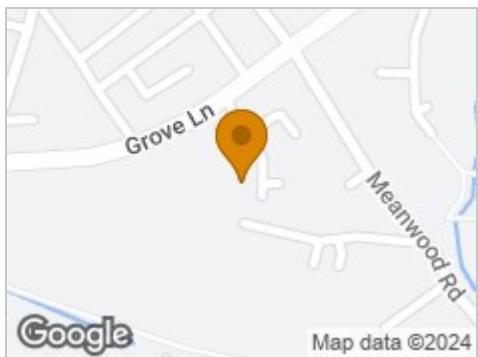
Comprising bath, toilet and sink.

## External

Externally, the property boasts a front driveway and garden laid to lawn, side access leads to the front door and round to the rear garden. To the rear is a well presented garden laid to lawn with plants and shrubbery to the border.



## Road Map



## Hybrid Map



## Terrain Map



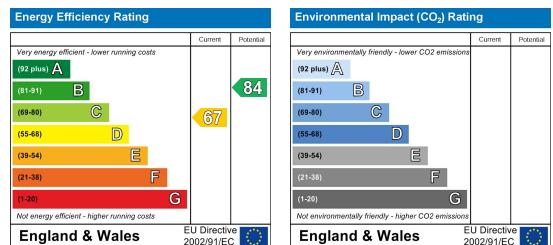
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.