



Allenby Grove, Leeds LS11 5SA

welcome to

Allenby Grove, Leeds

FABULOUS THREE BEDROOM SEMI DETACHED accommodation, MODERN and WELL PRESENTED throughout, READY TO MOVE INTO, OPEN PLAN LIVING KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, HOUSE BATHROOM, DRIVEWAY to the FRONT and a GREAT SIZED PAVED and LAWNED GARDEN to the REAR.

Please Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Door to the front, stairs leading to the first floor landing and door leading into the kitchen/diner.

Open Plan Living Kitchen

Has a fabulous Bespoke made to measure fitted kitchen with a range of base units with complementary work surfaces over, sink and drainer, tiled splashback, Range Cooker with gas hob, extractor fan, wine rack and fridge, gas central heating radiator, breakfast island, wood flooring, aluminium double glazed window to the rear and Bi-Fold Aluminum doors leading out to the rear garden. Living area having a uPVC double glazed window to the front, gas central heating radiator and multi-fuel burner set within the brick chimney breast.

Utility Room

Bespoke made to measure fitted base units with with space for a fridge freezer, dishwasher and washing machine, gas central heating radiator, wood flooring, Composite door to the side and understairs storage cupboard housing the gas central heating boiler. Access into the downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin.

First Floor Landing

uPVC double glazed window to the side, loft access which is part boarded.

Bedroom One

uPVC double glazed window to the rear, gas central heating radiator, fabulous fitted wardrobes.

Bedroom Two

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A four piece modern bathroom suite comprising of a bath, shower cubicle, low level flush WC, wash hand basin, heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior

Driveway to the front, providing ample off street parking. To the rear, the property boasts a truly impressive and larger-than-average garden, offering an exceptional outdoor space for both relaxation and entertaining. With a gravelled and paved patio area, providing the perfect setting for outdoor dining, social gatherings, and summer barbecues. Steps lead up to an expansive lawned garden, creating an ideal space for children to play and for families to enjoy the outdoors. Thoughtfully equipped with both hot and cold water taps and an external electric point, this versatile garden caters to a variety of lifestyle needs.





view this property online williamhbrown.co.uk/Property/MLY112176



welcome to

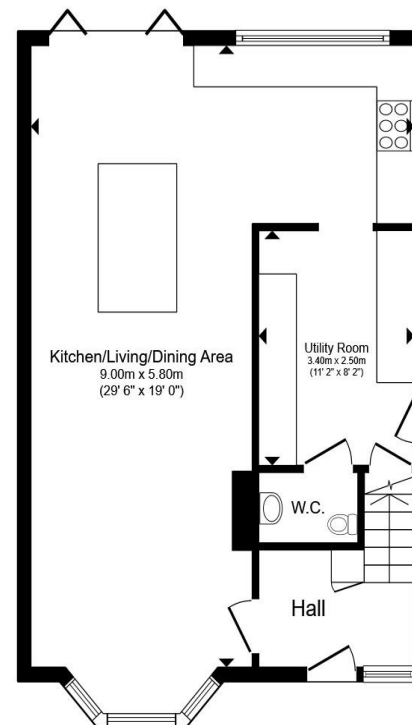
Allenby Grove, Leeds

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Open plan living kitchen
- Great sized lawned and paved garden
- Fabulous FTB/young family ready to move into

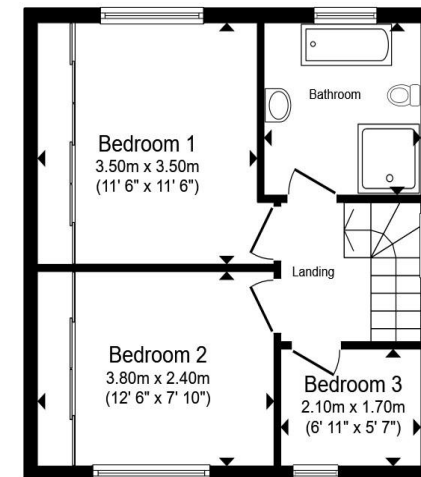
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



Ground Floor



First Floor

Total floor area 110 m² (1,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY112176



Property Ref:
MLY112176 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk