

58 Wood Grove Leeds



6 Bedroom House £475,000

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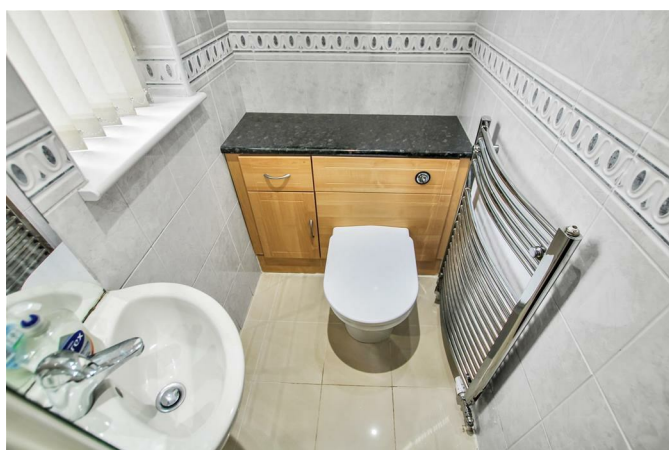
GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, large walk-in storage room, two central heating radiators

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC and wash basin set into a vanity unit, ladder style central heating radiator / towel warmer, tiled flooring

Living Room:



A large, spacious and light area; double glazed windows, patio doors opening onto the garden / seating area, television point, three central heating radiators, inset ceiling lights

Study:



Double glazed window, central heating radiator, inset ceiling lights

Fitted Dining Kitchen:



Double glazed windows, double glazed French doors opening onto the rear garden / seating area, an ample range of fitted wall, drawer & base units, display cabinets & shelving, island unit / breakfast bar, work surfaces, integral kitchen appliances (two fridges, extractor hood, dishwasher), range style cooker, an inset 1 1/4 bowl sink and drainer, pelmet lighting, a large dining area with space for a large dining table & chairs, central heating radiator, television point, tiled flooring

Utility Room:

Double glazed window, work surfaces and shelving, plumbing for an automatic washing machine, space for a freezer & wine fridge, tiled flooring, inset ceiling lights

Office:



An ideal space for home working, central heating radiator, laminated flooring, inset ceiling lights

FIRST FLOOR:

Landing:

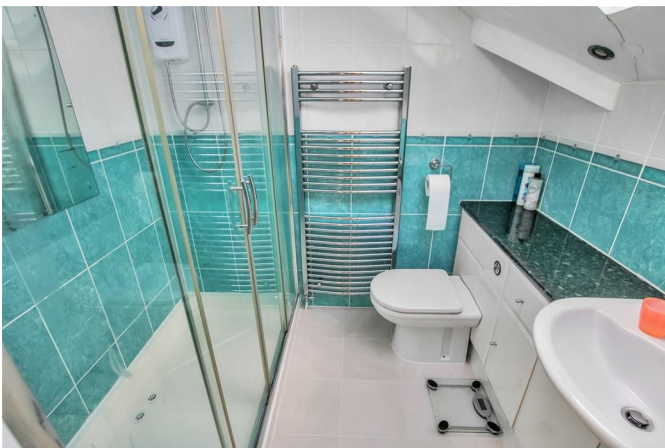
Access to the first floor accommodation, large airing / linen cupboard, Velux window, central heating radiator

Master Bedroom:



Double glazed & Velux windows (with integral blinds), a large & spacious room, walk-in wardrobe (fitted shelving, drawers & storage), inset ceiling lights, central heating radiator

En-suite Shower Room / WC:



Double glazed Velux window, wash basin and low flush WC set into a vanity unit, a large walk-in glazed shower cubicle with shower, ladder style central heating radiator / towel warmer, inset ceiling lights

Bedroom Two:



Double glazed & Velux windows, central heating radiator - a good sized double bedroom

Bedroom Three:



Double glazed & Velux windows, central heating radiator - a good sized double bedroom

Bedroom Four:



Double glazed Velux window, central heating radiator - a good sized double bedroom

Bedroom Five:



Double glazed Velux window, central heating radiator - a good sized single bedroom

Bedroom Six:



Double glazed Velux window, central heating radiator - a good sized single bedroom

Family Bathroom / WC:



Double glazed window, a four piece suite comprising of a wash basin and low flush WC set into a vanity unit, a glazed shower cubicle with shower & rainfall head, a jacuzzi bath, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Garage / Workshop:



A large double (plus) garage with an electric roller door, an abundance of storage space / room for a workshop, power & light. The garage has been built adjacent to a rockface creating a unique interior feature.

Parking:

A driveway provides useful off street parking for six (plus) cars and access to the garage

Gardens:

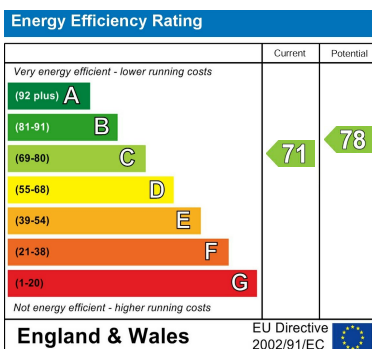


The front garden is open plan and mainly laid to lawn with a semi mature blossom tree, power points, an outside tap and external lighting. The rear garden is private & enclosed, and laid to lawn; there are external power points, an outside tap and external lighting

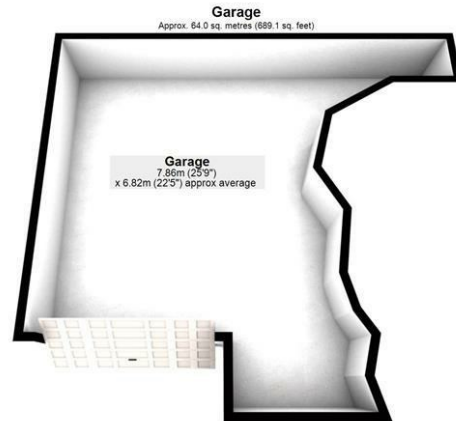
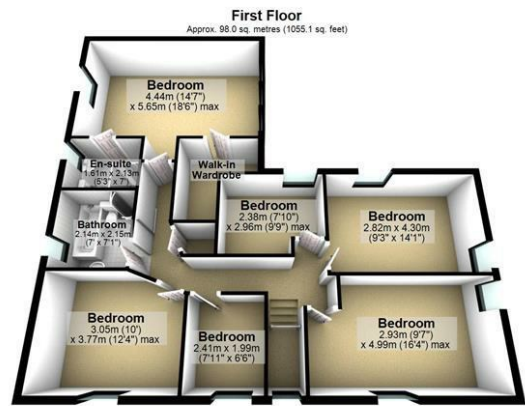
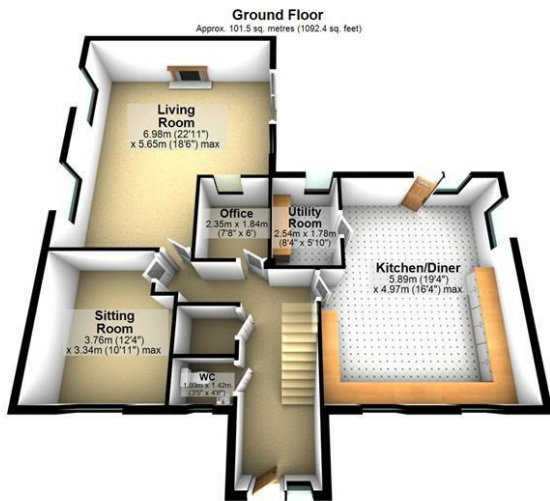
EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7337-6224-7200-0385-6226>

Energy Efficiency Graph



Floor Plan



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanLup.