



**YOUR MOVE**  
Barrett Hynes

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Mead Grove, Leeds

£166,950



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### DESCRIPTION

An attractive modern end mews style property situated within a sought after development which is ideally placed for numerous local amenities and for access to the City Centre and the regions road networks. Viewing strongly encouraged. EPC rating C.

### OUR VIEW

The front door leads into a hallway where an inner door then gives access to the living room where there's a double glazed window to the front, a staircase to the first floor and a useful store cupboard. The living room opens into the dining area which has French doors leading out to the rear garden and in turn opens into the kitchen. The kitchen is fitted with a range of units and includes an inset sink unit, washer plumbing, fitted oven and hob and a double glazed window over looking the rear garden. On the first floor there are two double bedrooms both with fitted wardrobes and the bathroom which features a white three piece suite, with a chrome heated towel rail and a shower over the bath. Externally to the front of the property there are two parking spaces, to the rear there's a lovely enclosed garden with patio area, lawn and borders. This property would make an ideal home for a first time buyer or possibly someone looking to downsize, accordingly a viewing is highly recommended.

### DIMENSIONS

#### Living Room

3.79m(inc staircase)x4.69m(12'5"(inc staircase)x15'5")

#### Dining Area

1.88mx2.45m(6'2"x8'0")

#### Kitchen

1.79mx2.43m(5'11"x8'0")

#### Bedroom 1

3.20m(to wardrobes)x2.46m(10'6"(to wardrobes)x8'1")

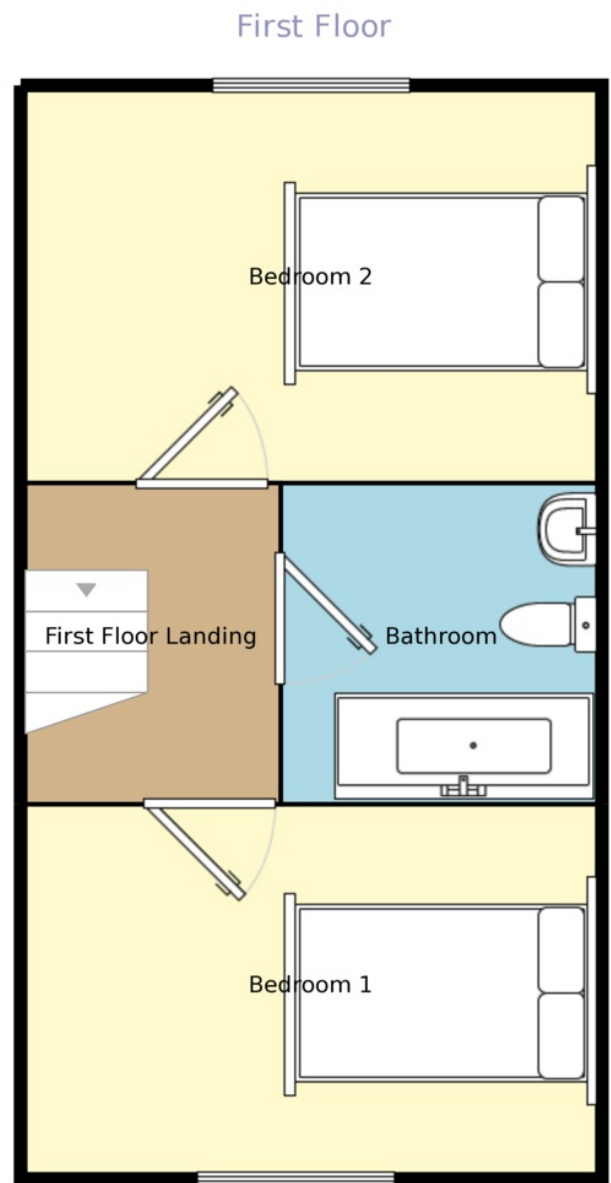
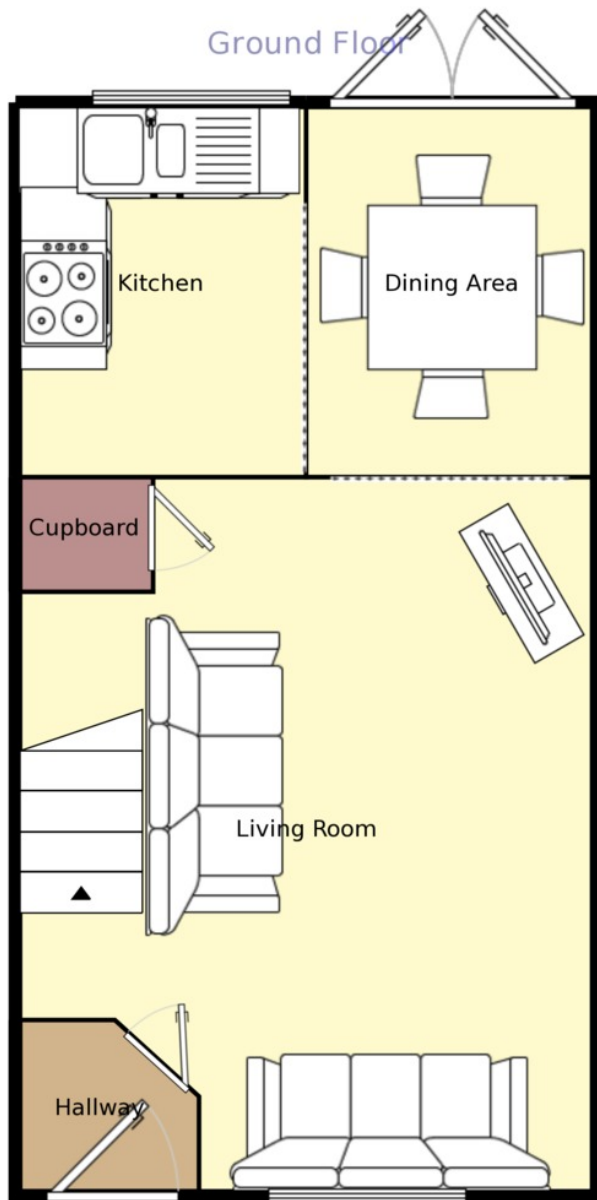
#### Bedroom 2

3.13mx2.46m(10'3"x8'1")









Measurements are approximate. Not to scale. For illustrative purposes only.

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\*Source: Hitwise Nov 2011.

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