



**Livinia Grove, Leeds LS7 1LH**

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**welcome to**

## **Livinia Grove, Leeds**

A well-presented three-bedroom home offering a bright lounge and open-plan kitchen/diner. With loft storage, driveway parking, and a spacious private rear garden, it is ideally located close to parks, local amenities, bus routes, and the city centre.

### **Front Garden**

A front garden mainly laid to lawn with areas of paving, featuring a tree and a driveway for off-road parking.

### **Lounge**

A spacious lounge with a front-facing window, laminate flooring, and a radiator, offering a bright and comfortable living space.

### **Dining Room**

A well-presented dining room with laminate flooring, a radiator, useful under-stairs storage, and PVC doors leading to the rear.

### **Kitchen**

An open-plan kitchen with laminate flooring, a rear-facing window, laminate units and worktops, freestanding fridge freezer, gas cooker with extractor, washing machine, dishwasher, and a metal sink.

### **Landing**

A carpeted landing with a loft hatch and a storage cupboard housing the boiler.

### **Bedroom 1**

A spacious double bedroom with a front-facing window, carpet flooring, and a radiator.

### **Bedroom 2**

A carpeted bedroom with a rear-facing window, single bed space, and a radiator.

### **Bedroom 3**

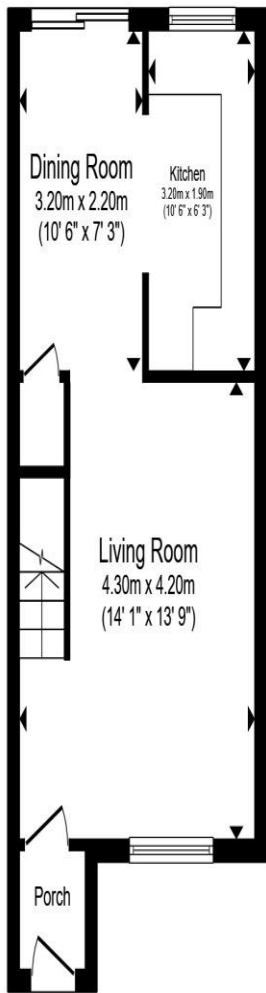
A carpeted bedroom with a rear-facing window, suitable for a single bed, and a radiator.

### **Bathroom**

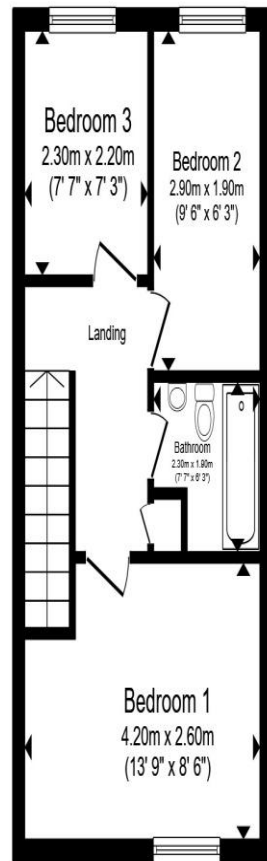
A bathroom fitted with a lino floor, pedestal sink, WC, and panel bath with shower over. The room also features a radiator, a side-facing window, and half-tiled walls.

### **Rear Garden**

A large and spacious rear garden featuring a decking area, lawn to the side, and a shed. The garden is fully fenced, benefits from an outdoor tap, and is not overlooked.



**Ground Floor**



**First Floor**

Total floor area 65.3 m<sup>2</sup> (703 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](http://www.propertybox.io)



**welcome to**  
**Livinia Grove,**  
**Leeds**

- GUIDE PRICE £240,000 TO £250,000
- Bright front-facing lounge
- Loft storage space
- Close to parks, amenities, and bus routes
- Large private rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£240,000**



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